

**Town of Dover  
Zoning Board of Appeals**

**Monday, May 12, 2025, 7:00 p.m.**

**126 East Duncan Hill Road**

**Dover Plains, NY**

**Members**

Chairwoman Kaufman

Member Jacob Troupe

Member Joseph Tchorzyk

Member Joanne Yager

Secretary Marilyn Van Millon

- 
1. **Called to Order/Pledge of Allegiance**
  2. **Approval of the April 14, 2025 Meeting Minutes**
  3. **Public Hearing**
    - a. **Wenglowski Subdivision**
      - Parcel: 7261-00-002513
      - Plans Prepared by: Zarecki & Associates, LLC
      - Property location: 246-252 SE Mountain Road, Wingdale, NY
      - Application for: Two area Variances
    - b. **198 Dog Tail Corner**
      - Parcel: 7160-00-927735
      - Plans Prepared by: Insite Engineering, Surveying and Landscape Architecture, PC
      - Property Location: 198 Dog Tail Corners Road, Wingdale
      - Applicant: Gentle Place LLC
      - Application for: Area Variance
  4. **Future Scheduled Meetings**
    - June 9, 2025 (deadline May 19, 2025)
    - July 14, 2025 (deadline June 23, 2025)
    - a. **Deadline and Meeting Schedule**
  5. **Adjournment**



## TOWN OF DOVER ZONING BOARD OF APPEALS MEETING

**Monday, April 14, 2025**

The Town of Zoning Board of Appeals held a regular meeting at 7:00 pm on April 14, 2025 with the following members present:

Debra Kaufman, Chair  
Joseph Tchorzyk  
Jacob Troupe  
Joanne Yager

In attendance: Zoning Board of Appeals Attorney Michael Liguori, ZBA Secretary, Marilyn Van Millon; Richard Zapp (Wenglowski)

### **Call Meeting to Order/Pledge of Allegiance at 7:00 PM**

**Member Tchorzyk motioned to acceptance of the December 9, 2024 Meeting Minutes  
Second by Member Troupe; All in favor**

**Motion of Open the Public Hearing was made by Member Tchorzyk;  
Second: Member Troupe: All in favor**

### **Public Hearing**

**Wenglowski Subdivision  
Parcel: 7261-00-002513**

**Property Location: 246-252 SE Mountain Road, Wingdale, NY  
Application for: Two Area Variances**

**Mr. Zapp** This application was referred to the ZBA by the Planning Board for two area variances; one for the acreage, 1.2 acres, on lot 3 because they are trying to draw a line between existing structures and one because of the limited frontage on SE Mountain Rd for lot 2, which has about 77 ft of frontage; the applicant would like to subdivide his property into three lots; there are existing structures involved; two lots will have existing structure and the third lot will have a garage. No new improvements are proposed. **Chairwoman Kaufman** questioned the lot line between lot 2 and 3 and if there was a way to adjust it for less of an impact. **Mr. Zapp** if we had to we could but we considered this the best fit, it could go behind the existing dwelling on lot 2, we were trying not to do that, it is has to do with the driveway improvements **Chairwoman Kaufman** what are they going to use the garage for? **Mr. Zapp** it is for the owner's private use as a garage. **Chairwoman Kaufman** I believe for an accessory building you have to have a principal residence, you need to do more research on that. **Mr. Zapp** The Planning Board did not have an issue with it. It could be further developed in the future **Chairwoman Kaufman** was the deed with the U.S. cleaned up. **Mr. Zapp** the surveyor reviewed it, determined that he could remove it from the plan and has it taken off, all the property is owned by our client. **Member Tchorzyk** asked about the wells on lot 1 and 2 and the septic on lot 3 **Mr. Zapp** currently it is connected to the well on lot two but we will be proposing that there will be a well on lot 3 when

we make the application to the Health department. **Attorney Liberati** the principal residence issue on lot #3 is a Planning Board issue, if they want to put a restriction on lot 3, the Public Hearing should stay open; another variance may be needed; the ZBA should definitely wait until SEQRA is done by the Planning Board and Lead Agency has been established; as for the ownership dispute, it would be preferable for the ZBA to see some documentation. **Mr. Zapp** at this point we have the certified survey, the surveyor reviewed the situation and because both deeds show ownership fully on this property by Mr. Wenglowski, the only part would be in question is the part of the parcel that overlaps onto the Federal lands, that is not part of this. The owner pays taxes on both pieces and we know that the town has concerns about that, I know Mr. Zarecki had a conversation with him and the surveyor took it off the map according to what the deeds says. **Member Tchorzyk** I am surprised it was allowed to be sold with that dispute. **Mr. Zapp** when he purchased the property it came with both deeds. The only disputed area is the parcel above that is on the Federal land. That is why the surveyor took it off, that portion is not in dispute. **Member Tchorzyk** even though there are two deeds. **Mr. Zapp** the Federal Government has no claim to the land that in on his property and that is why they agreed to take it off the survey. The Federal government doesn't own anything on this parcel. The deed says that Mr Wenglowski owns land that is on the federal land; not the federal government owns land on Mr. Wenglowski parcel. **Member Tchorzyk** okay.

**Chairwoman Kaufman motioned to continue the Public Hearing to May 12, 2025**

**Second by: Member Troupe; All in favor**

#### **Future Scheduled Meetings**

**May 12, 2025 (deadline April 2, 2025)**

**June 9, 2025 (deadline May 19, 2025)**

**Motion to ADJOURN at 7:15PM was made by Member Tchorzyk; second by Member Yager; all in favor.**

## Town of Dover Zoning Board of Appeals

Town of Dover  
126 East Duncan Hill Road  
Dover Plains, NY 12522



(845) 832-6111 Ext 100  
(845) 832-3188 fax

---

**APPEAL / VARIANCE APPLICATION**

Dear Applicant:

Attached is an application to the Zoning Board of Appeals (ZBA). Please submit all applicable information on the Checklist along with eight (8) copies of all information, an electronic copy (flash drive) and required fees and escrow to the Zoning Board of Appeals Office before the deadline date which is on the website or by contacting the ZBA Secretary (845.832.6111 x 100). Meetings are scheduled for the 1<sup>st</sup> Wednesday of every month at the Dover Town Hall at 7:00 pm (unless specified otherwise).

The applicant is responsible for any costs incurred for public hearing notices and review of the application by town consultants, if needed. A \$300 escrow fee is required with the application in a separate check to cover these costs.

If the matter before the Zoning Board of Appeals was canceled on the part of the applicant, there will be no refund of the application fee.

Applicants before the Board must have all of the information necessary for submittal, as they will be required to pay a new application fee if the matter cannot be heard when scheduled. If it is determined that the application is complete, the applicant will be notified when the public hearing will take place; the Poughkeepsie Journal and all contiguous neighbors will also be notified by the ZBA Secretary. Incomplete applications will not be put on the Agenda.

If an applicant decides to postpone or cancel his/her appearance, please telephone the ZBA Secretary, **AT LEAST 48 HOURS IN ADVANCE** since there are clerical functions which must take place, i.e., notifying property owners, notice in paper, etc.

Please supply a cover letter and describe the project in your own words including any hardships involved.

The applicant is responsible for adhering to Chapter 145, Sections 145-58 and 145-59 of the Town of Dover Zoning Law available online at [www.ecode360.com/DO1139](http://www.ecode360.com/DO1139) (Links, Town Code) or from the Town Clerk for a fee.

By signing this letter, the applicant gives permission to all ZBA members to do a site walk on the property prior to the public hearing.

I have read the above and fully understand my responsibilities.

Gary Wonski  
Name (please print)

[Signature]  
Signature

3/17/25  
Date



## Appeal / Variance Checklist

Eight copies (supplied by the applicant) of the following items are required to apply to the Zoning Board of Appeals for a variance, an interpretation of the Town of Dover Zoning Law or a reversal of a decision by the Code Enforcement Officer. An application may not be filed until the Code Enforcement Officer has made a decision on a building or zoning permit application, except where an area variance is requested in connection with a special permit or site plan approval from the Planning Board. Incomplete applications will not be put on the Agenda.

- X   Appeals / Variance Application
- Disclosure of Interest Form
- Cover letter describing the project in detail including any hardships involved
- Agricultural Data Statement (for Use Variances only) if the property is in an agricultural district and contains a farm operation, or if the property is within 500 feet of a farm operation in an agricultural district
- Building Permit Application with copies of all drawings and maps showing the proposed building(s) and site alterations with dotted lines and showing existing building(s) and other improvements with solid lines submitted to Building Department
- Building Inspector's Denial (Decision of Code Enforcement Officer)
- X   Site plan of the property showing adjacent or nearby villages or towns, county or state parks or other recreation areas, county or state roads or highways, county-owned or managed streams or drainage channels and state-owned lands with public buildings, all other building locations and setbacks from other buildings and property lines noted with measurements within a quarter-mile radius
- Copies of all applications, attached information, and decisions if matter is being heard by another Board

### **FEES:**

<u>150.00</u>	Application	\$150.00
<u>300.00</u>	Variance	\$150.00 (each variance)
<u>      </u>	Interpretation	\$150.00
<u>      </u>	Reversal of Decision by Code Enforcement Officer	- \$150.00
<u>450.00</u>	TOTAL (checks payable to <u>Town of Dover</u> )	
<u>300.00</u>	Escrow - \$300.00 (Separate Check payable to the Town of Dover)	

## Town of Dover Zoning Board of Appeals

Town of Dover  
126 East Duncan Hill Road  
Dover Plains, NY 12522



(845) 832-6111 Ext 100  
(845) 832-3188 fax

## APPEAL / VARIANCE APPLICATION

Project Name: Wenglowski Subdivision

Application Number: \_\_\_\_\_  
(to be determined by ZBA Clerk)

Grid Number: 132600-7261-00-002513

Type of Application: X Area Variance        Reversal or Modification of:  
(check all that apply)        Use Variance        Decision of CEO  
       Interpretation of Zoning Text or Map

Property Address: 146-252 SE Mountain Road

Current Use(s): Residential

Proposed Use(s) and/or Structure(s): \_\_\_\_\_  
3-Lot Residential Subdivision

Primary Contact Person: Gary Wenglowski

Brief Description of Proposed Use/Activity  
3-Lot Residential Subdivision

*(attach additional sheets, if necessary):*

Address: 28 Partridge Ridge Road  
Katonah, NY 10536

Phone Number: 845-590-5777

E-mail: gmwnonuk@verizon.net

Name of Property Owner: \_\_\_\_\_  
Gary Wenglowski

Address: 28 Partridge Ridge Road  
Katonah, NY 10536

Phone Number: 845-590-5777

E-mail: gmwnonuk@verizon.net

Name of Applicant: *(if different)* \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-mail: \_\_\_\_\_

Relationship of Applicant to Owner  
*(e.g., contract vendee, option holder, lessee):*  
\_\_\_\_\_  
\_\_\_\_\_

Property Information:

Land Use District: RC

Overlay Districts *(if any)*: Upland Aquifer

Lot Area: 40.1 Acres

Provisions(s) of the Zoning Law relating to this application, and variance(s) from zoning sought, if any:

LOT AREA

LOT	REQ'D	PROVIDED	VARIANCE REQUESTED
3	10 acres	8.78 acres	1.22 acres (Rear Lot)

ROAD FRONTAGE

LOT	REQ'D	PROVIDED	VARIANCE REQUESTED
2	250 feet	77.19 feet	172.81 feet

Is there an existing Special Permit, Variance, and/or Site Plan approval for the property?

[ ] yes, granted on \_\_\_\_\_ [X] no

Does the property contain a farm operation located within an agricultural district or is the property boundary within 500 feet of a farm operation located in an agricultural district?

[ ] yes [X] no [ ] not applicable

REASON FOR APPEAL / VARIANCE (*Complete where applicable. Use extra sheet if necessary*)

A. INTERPRETATION of the Zoning Law is requested because: N/A

B. REVERSAL OR MODIFICATION of a decision by the Code Enforcement Officer is requested because: N/A

C. A USE VARIANCE is requested for these reasons (*all blanks must be filled in*):

- (1) The applicant cannot realize a reasonable return from the property for any use allowed by the Zoning Law because: N/A

The property was acquired in the year \_\_\_\_\_ for \$\_\_\_\_\_. The applicant has invested \$\_\_\_\_\_ in the property since that time, and the largest return that can be expected from using the property as a \_\_\_\_\_ (*most valuable use allowed by the Zoning Law*) is \$\_\_\_\_\_ per year. The value of the property under the current Zoning Law, as determined by competent financial evidence submitted herewith, is \$\_\_\_\_\_. The expected return and/or property value from other uses allowed by the Zoning Law ranges from \$\_\_\_\_\_ to \$\_\_\_\_\_. (*Please attach a list of all permitted and special permit uses and their probable return and value.*)

- (2) The hardship relating to this property is unique, and does not apply to a substantial portion of the district or neighborhood because:

N/A

- (3) The variance will not alter the essential character of the neighborhood because:

N/A

- (4) The hardship is not self-created because:

N/A

## D. AN AREA VARIANCE is requested for these reasons:

- (1) If the variance is granted, the applicant will have the following benefit:

The ability to create a three lot subdivision of the property that currently has two existing residences and an existing separate garage. The property has limited road frontage with the back two thirds of the property virtually land locked.

The area variance for the rear lot (lot #3) will allow the creation of a regularly shaped parcel without creating a lot line between lots #2 & #3 which would cross behind the existing dwelling on lot #2.

- (2) There will not be an undesirable change in the character of the neighborhood or a detriment to nearby properties because:

The lots for which the variances are sought is keeping with the adjoining properties as well as the surrounding properties in the neighborhood. The parcels for which relief is sought is not detrimental to nearby properties and has been referred to the ZBA by the Town of Dover Planning Board.

- (3) The applicant cannot attain the benefit of having the variance by any other method because:

Without the frontage variance for lot #2, the existing residence could not be separated from the existing residence on lot #1. Without the lot area variance for lot #3 the new lot would have an undesirable property line separating lots #2 & #3 which would adversely affect the existing residence on lot #2. This lot #3 configuration has been reviewed by the Town of Dover Planning Board and has been referred to the ZBA for approval.

- (4) The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because:

The proposed subdivision will separate existing structures and site improvements. There are no new site improvements proposed and will therefore, have no impact on physical or environmental conditions.

The undersigned hereby makes an application in accordance with all applicable laws and other requirements of the Town of Dover, Dutchess County, New York.

  
Signature of Record Owner

3/17/25  
Date

\_\_\_\_\_  
Signature of Applicant (if different)

\_\_\_\_\_  
Date

## DISCLOSURE OF INTEREST FORM

Project Name: Wenglowski Subdivision

Application Number: \_\_\_\_\_

Grid Number: 132600-7261-00-002513

Section 809 of the General Municipal Law provides as follows:

1. Every application, petition, or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license, or permit, pursuant to the provisions of any ordinance, local law, rule, or regulation constituting the zoning and planning regulations of a municipality shall state the name, address, and the nature and extent of the interest of any state officer and any officer or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership, or association making such application, petition, or request (hereinafter called the applicant) to the extent known to such applicant.

2. For the purpose of this section, an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them.

(a) Is the applicant, or

(b) Is an officer, director, partner, or employee of the applicant, or

(c) Legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or

(d) Is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition, or request.

3. Ownership of less than five percent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

4. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

In connection with said application, petition or request, the undersigned hereby states, pursuant to the provision of Section 809 of the General Municipal Law, the name, residence, and the nature and extent of the interest of any state officer or employee of the Town of Dover and/or the County of Dutchess, in the person, partnership, or association making the application, petition, or request (hereinafter called the "applicant"). If none, insert the work "none" None.



Signature of Applicant

3/17/25

Date

## AGRICULTURAL DATA STATEMENT

(for Use Variances only)

if the property is in an agricultural district and contains a farm operation,  
or if the property is within 500 feet of a farm operation in an agricultural district

Project Name: Wenglowski Subdivision

Application Number: \_\_\_\_\_

Grid Number: 132600-7261-00-002513

Type of Application: Subdivision ~ Special Permit ~ Site Plan ~ Use Variance

Please list names and addresses of owners of land which contain farm operations and which is located within an Agricultural District and within five hundred feet of the boundary line of the property upon which the project is proposed (*use additional sheet if more space is needed*):

(1) None (5) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(2) \_\_\_\_\_ (6) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(3) \_\_\_\_\_ (7) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(4) \_\_\_\_\_ (8) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant must attach a tax map or other map showing the site of the proposed project in relation to the farming operations described above.



Signature of Applicant

3/17/25

DATE



DEUT. 19:14 "Thou shalt not remove thy neighbor's landmark..."

TOWN OF DOVER – AREA AND BULK SCHEDULE:

DISTRICT RC: RESOURCE CONSERVATION	BULK REGULATION:	PROPOSED LOT No.1:	PROPOSED LOT No.2:	PROPOSED LOT No.3:
MINIMUM LOT SIZE (CONVENTIONAL) <sup>1</sup>	5 AC.	8.17 AC.	23.25 AC.	**REAR LOT 8.78 AC.
MINIMUM (TOWN ROAD) FRONTAGE <sup>5</sup>	250 FT.	355.31 FT.	*77.19 FT.	**0 FT.
MINIMUM (TOWN ROAD) FRONT YARD SETBACK <sup>6</sup>	40 FT.	172.2 FT.	181.6 FT.	50.5 FT.
MINIMUM SIDE YARD SETBACK	30 FT.	100.5 FT.	60.2 FT.	44.9 FT.
MINIMUM REAR YARD SETBACK	50 FT.	560.5 FT.	311.1 FT.	681.3 FT.
MAXIMUM IMPERMEABLE SURFACE COVERAGE <sup>8</sup>	10%			
MAXIMUM HEIGHT <sup>9</sup>	35 FT.	≤ 35 FT.	≤ 35 FT.	≤ 35 FT.

FOOTNOTES:

- FOR CONVENTIONAL SUBDIVISION AS DEFINED IN §145-18A.
- LOTS IN CONSERVATION DENSITY SUBDIVISIONS AND REAR LOTS MAY HAVE SHORTER FRONTAGES. SEE §§ 145-21 AND 145-22.
- MEASURED FROM CENTER LINE OF ROAD, FRONT YARD SETBACKS MAY BE ADJUSTED TO PREVAILING SETBACKS IN THE IMMEDIATE NEIGHBORHOOD ON ALL ROADS; A MAXIMUM SETBACK OR "BUILD-TO-LINE" MAY BE ESTABLISHED TO MAINTAIN THE "STREET WALL" IN THE HM AND HR DISTRICTS.
- SEE DEFINITION IN § 145-73; APPLIES TO EACH LOT AND TO AN ENTIRE SUBDIVISION, INCLUDING ROADS AND OTHER PUBLIC AREAS (SEE ARTICLE V); IN FLEXIBLE SUBDIVISIONS APPLIES TO ENTIRE SUBDIVISION ONLY. THIS REQUIREMENT MAY BE WAIVED BY THE PLANNING BOARD FOR LOTS IN THE HM DISTRICT, AND SHALL NOT APPLY TO PREEXISTING NONCONFORMING LOTS.
- ABOVE AVERAGE GRADE. FOR HEIGHT EXCEPTIONS, SEE §145-30D.
- VARIANCE REQUIRED.

\*\*PER SECTION 145-22, "REAR LOTS WITH OR WITHOUT ACCESS STRIPS RUNNING TO PUBLIC OR PRIVATE ROADS MAY BE CREATED WHERE THEY WILL NOT ENDANGER PUBLIC HEALTH AND SAFETY AND WILL HELP PRESERVE NATURAL, HISTORIC, AND SCENIC RESOURCES. THE FOLLOWING REQUIREMENTS APPLY TO REAR LOTS:

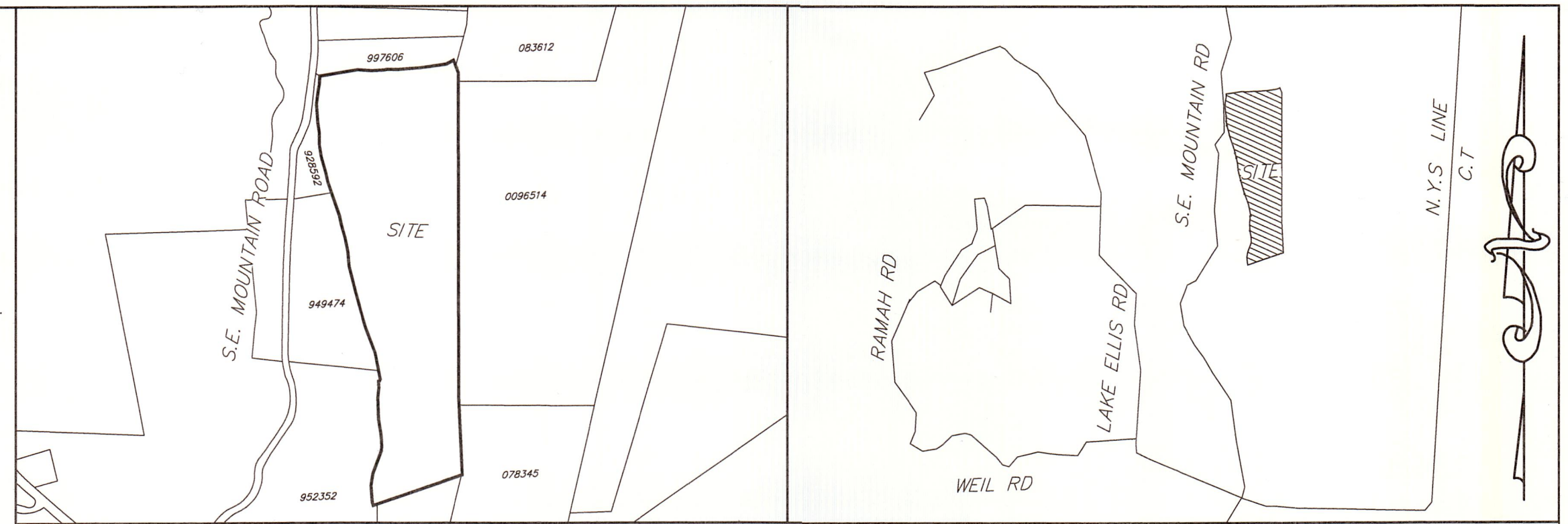
A. EACH REAR LOT MUST HAVE EITHER A MINIMUM FRONTAGE OF 25 FEET ON AN IMPROVED PUBLIC OR PRIVATE ROAD AND AN ACCESS STRIP AS DEFINED IN THIS CHAPTER, OR A DEEDED RIGHT-OF-WAY EASEMENT OVER OTHER LANDS, PROVIDING LEGALLY ADEQUATE AND PHYSICALLY PRACTICAL ACCESS TO A PUBLIC OR PRIVATE ROAD. IN THE HR DISTRICT, REAR LOTS MUST HAVE A MINIMUM ROAD FRONTAGE OF 15 FEET OR A DEEDED RIGHT-OF-WAY EASEMENT AT LEAST 15 FEET WIDE.

B. MINIMUM LOT SIZES FOR REAR LOTS SHALL BE TWICE THE MINIMUM LOT SIZE FOR A CONVENTIONAL SUBDIVISION IN THE DISTRICT. THE AREA OF THE ACCESS STRIP SHALL NOT BE COUNTED IN THE CALCULATION OF MINIMUM LOT SIZE. THIS SUBSECTION B SHALL NOT APPLY TO FLEXIBLE SUBDIVISION.

C. EXCEPT AS INDICATED IN SUBSECTIONS A AND B ABOVE, REAR LOTS MUST MEET ALL OTHER REQUIREMENTS FOR A LOT IN THE APPLICABLE LAND USE DISTRICT. MINIMUM LOT WIDTH SHALL BE THE SAME DIMENSION AS THE MINIMUM ROAD FRONTAGE OTHERWISE REQUIRED IN THE LAND USE DISTRICT. FOR PURPOSES OF DETERMINING FRONT YARD SETBACKS, THE FRONT YARD SHALL BE THE YARD AREA LYING BETWEEN THE PRINCIPAL BUILDING AND THE PUBLIC OR PRIVATE ROAD FROM WHICH ACCESS IS OBTAINED.

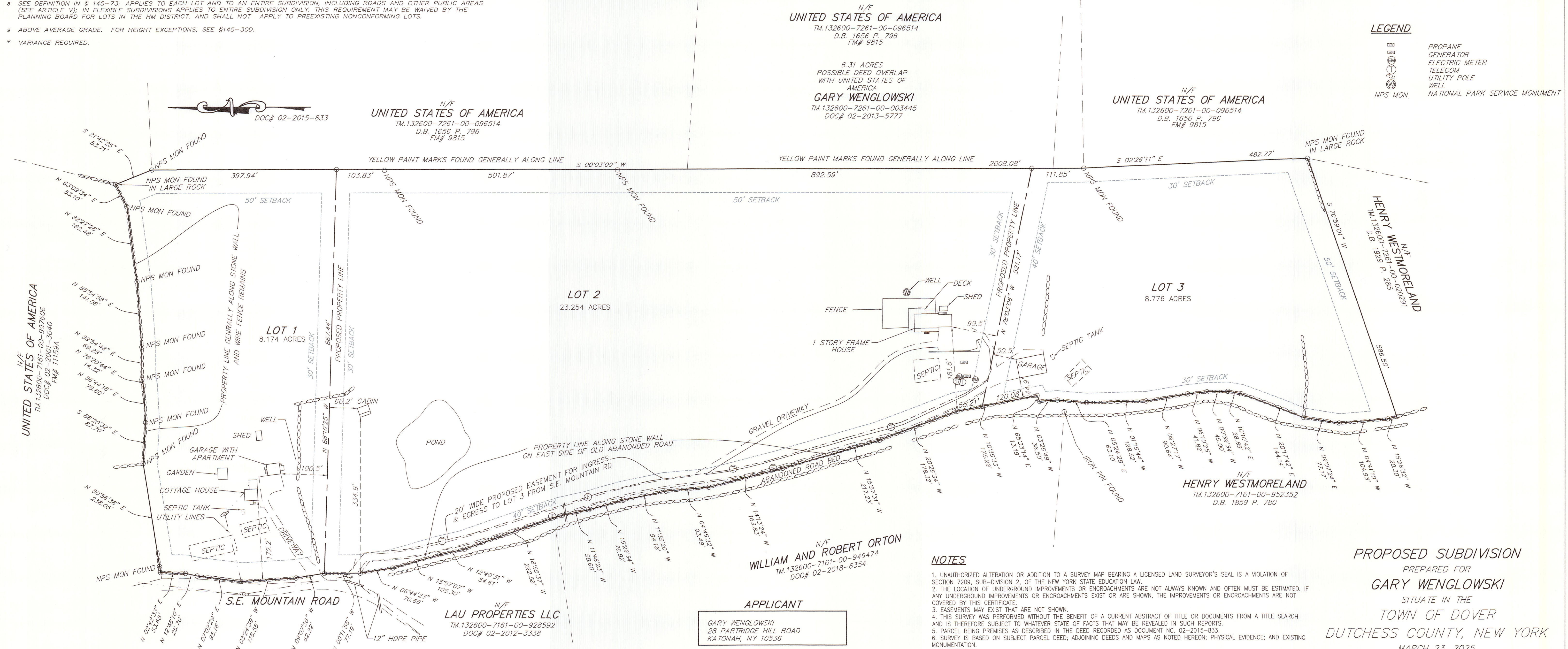
D. THERE SHALL BE NO MORE THAN FOUR ADJOINING ACCESS STRIPS, WHICH MUST SHARE ONE COMMON DRIVEWAY. NO MORE THAN FOUR LOTS MAY BE SERVED BY A COMMON DRIVEWAY. SUBDIVISIONS OF FIVE OR MORE REAR LOTS MUST SATISFY THE REQUIREMENTS FOR CONSERVATION DENSITY SUBDIVISIONS IN § 145-21.

E. ALL REAR LOTS MUST HAVE SAFE ACCESS FOR FIRE, POLICE, AND EMERGENCY VEHICLES."



AREA MAP  
1" = 800'

VICINITY MAP  
1" = 2000'



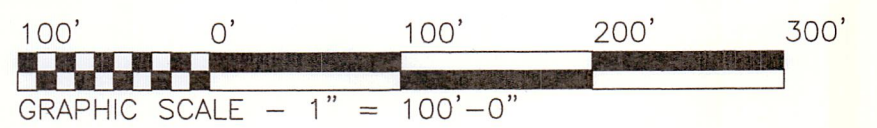
LEGEND

- PROANE
- GENERATOR
- ELECTRIC METER
- TELECOM
- UTILITY POLE
- WELL
- NATIONAL PARK SERVICE MONUMENT

NOTES

- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
- EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE OR DOCUMENTS FROM A TITLE SEARCH AND IS THEREFORE SUBJECT TO WHATEVER STATE OF FACTS THAT MAY BE REVEALED IN SUCH REPORTS.
- PARCEL BEING PREMISES AS DESCRIBED IN THE DEED RECORDED AS DOCUMENT NO. 02-2015-833.
- SURVEY IS BASED ON SUBJECT PARCEL DEED; ADJOINING DEEDS AND MAPS AS NOTED HEREON; PHYSICAL EVIDENCE; AND EXISTING MONUMENTATION.

PROPOSED SUBDIVISION  
PREPARED FOR  
GARY WENGLOWSKI  
SITUATE IN THE  
TOWN OF DOVER  
DUTCHESS COUNTY, NEW YORK  
MARCH 23, 2025



CERTIFICATIONS HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS AND THAT THE FIELD SURVEY WAS COMPLETED ON FEBRUARY 1, 2025. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR TO SUBSEQUENT OWNERS.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES. A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE SURVEYOR'S EMBOSSED/INK SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.

CHAD MEUNIER NY LS# 051251

COPYRIGHT 2025 CHAD MEUNIER ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED.

DUTCHESS COUNTY HEALTH DEPARTMENT

THIS PLAN DOES NOT CONSTITUTE A REALTY SUBDIVISION AS DEFINED BY ARTICLE XI, TITLE II, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK, AND ARTICLE II, OF THE DUTCHESS COUNTY SANITARY CODES. PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF THE COUNTY OF DUTCHESS; APPROVAL IS NEITHER SOUGHT NOR GRANTED.

SUPERVISING PUBLIC HEALTH ENGINEER DATE

PLANNING BOARD – TOWN OF DOVER

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF DOVER NEW YORK ON THE \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES, ERASURES, MODIFICATIONS, OR REVISION TO THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL.

PLANNING BOARD CHAIRPERSON DATE

THE UNDERSIGNED OWNER OF PROPERTY SHOWN HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS, AND ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND CONSENT TO THE FILING OF THIS PLAT.

OWNER DATE

APPLICANT

GARY WENGLOWSKI  
28 PARTRIDGE HILL ROAD  
KATONAH, NY 10536

OWNER

GARY WENGLOWSKI  
28 PARTRIDGE HILL ROAD  
KATONAH, NY 10536

CHAD MEUNIER

LAND SURVEYOR  
Phone: (845)232-0343  
399 Old Route 22  
Wassico, NY 12592



**Town of Dover Planning Board**

Town of Dover  
126 East Duncan Hill Road  
Dover Plains, NY 12522



(845) 832-6111 ext. 100

**RESOLUTION CLASSIFYING THE ACTION AND DECLARING INTENT TO SERVE  
AS LEAD AGENCY IN A COORDINATED SEQRA REVIEW**

**WENGLOWSKI SUBDIVISION**

WHEREAS, the applicant, Gary Wenglowksi, has submitted an application to subdivide an existing 40.1-acre lot located at 246-252 SE Mountain Rd., identified as tax parcel 132600-7261-00-002513 (the "Property"), in the RC Zoning District and Upland Aquifer District, into three lots totaling 8.17, 23.27, and 8.76 acres (the "Project"); and

WHEREAS, the Project is depicted on a preliminary subdivision plat entitled, "Proposed Subdivision for Gary Wenglowksi – situate in the Town of Dover- Dutchess County, New York- March 23, 2025" prepared by Chad Meunier, NY LS # 051251 (the "Preliminary Plat"); and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form ("EAF") dated October 28, 2024, pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, in accordance with SEQRA, the Planning Board is required to determine the classification of the proposed Project; and

WHEREAS, pursuant to 6 NYCRR 617.2, actions not identified as a Type I or Type II action constitute unlisted actions; and

WHEREAS, the Planning Board of the Town of Dover has performed a preliminary review of the application materials.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby:**

- 1. Classifies the Project as an Unlisted SEQRA action; and**
- 2. Declares its intent to serve as lead agency in a coordinated SEQRA review.**

**April 21, 2025**

**Moved by: Member Sedor**

**Seconded by: Member LaRobardier**

<b>Ryan Courtien</b>	<b>aye</b>
<b>Valerie LaRobardier</b>	<b>aye</b>
<b>Paul Palmer</b>	<b>aye</b>
<b>Tamar Roman</b>	<b>aye</b>



**William Sedor**  
**Michael Villano**  
**Henry Williams**

**aye**  
**absent**  
**aye**



---

**Planning Board Chair Ryan Courtien**

**Interested and Involved Agencies**

Dutchess County Department of Health  
Dover Zoning Board of Appeals



February 12, 2025

Ryan Courtien  
Planning Board Chair  
Town of Dover  
126 East Duncan Hill Road  
Dover Plains, NY 12522

**RECEIVED**

*By Marilyn Van Millon at 11:04 am, Feb 12, 2025*

RE: 198 AR Home  
Special Use and Erosion and Sediment Control Permit  
198 Dog Tail Corners Road  
Town of Dover  
Tax ID # 7160-00-927735

Dear Chairman Courtien:

Enclosed please find twelve (12) copies of the following documents in support of a Special Use Permit and Erosion and Sediment Control Permit Application:

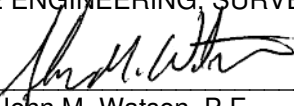
- Site Plan Drawing Set (3 Sheet Total) dated February 12, 2025. (4 Full Size, 8 11" x 17")
- Land Use Application (Special Use Permit with Erosion and Sediment Control Permit) dated January 28, 2025.
- Special Permit Submission Checklist.
- Applicant's Letter of Intent, dated February, 12, 2025.
- Letter of Agent, dated January 28, 2025
- Agricultural Data Sheet dated January 28, 2025.
- Figure 1 Tax Map with 500' Buffer dated February 12, 2025.
- Short Environmental Assessment Form (EAF) dated February 12, 2025.
- Architectural Cabin Plans (3 Total Sheets), prepared by Leckie Studio Architecture + Design Inc., dated January 10, 2025. (4 Full Size, 8 11" x 17")
- One (1) Flash Drive with a digital copy of the Full Application.
- Erosion Control Escrow Fee Check \$1,500.
- Erosion Control Permit Application Fee \$150.
- Special Use Permit Escrow Fee Check \$1,500.
- Special Use Permit Application Fee \$525 (Proposed 416sf Accessory Building).

The subject project site is currently developed as a single family residence with associated appurtenances. The applicant proposes to construct a 1-bedroom prefabricated cabin as an accessory structure to the principal dwelling on the project site along with a new onsite subsurface sewage treatment system and utility connections to the existing infrastructure. We kindly requests the application be placed on your March 3, 2025 Planning Board agenda for review and discussion. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:

  
John M. Watson, P.E.  
Senior Principal Engineer

JMW/ejp  
Enclosure(s)

cc: Kaitlyn Karcheski, via email  
Insite File No. 24229.100

Town of Dover  
126 East Duncan Hill Road  
Dover Plains, NY 12522



(845) 832-6111 Ext 100

## LAND USE APPLICATION

Type of Application: Check all that apply

☐ Site Plan      ☒ Special Use Permit      ☒ with Erosion and Sediment Control Permit

Grid Number(s):

132600-7160-00-927735-0000

Name of Project: 198 AR Home

Property Address:

198 Dog Tail Corners Road

Wingdale, NY 12594

Primary Contact Person:

Kaitlyn Karcheski

Address: 36 Herrick Road

Sharon, CT 06069

Telephone: 475-260-0628

Email: kaitlyn@weareallstardust.com

Name of Property Owner:

Gentle Place LLC

Address: PO Box 540205

Houston, TX 77254

Telephone Number:

475-260-0628

Name of Applicant (if different)

Kaitlyn Karcheski

Address: 36 Herrick Road

Sharon, CT 06069

Telephone Number: 475-260-0628

Email: kaitlyn@weareallstardust.com

Relationship of Applicant to Owner

(e.g contract, vendee, option holder, lessee):

Owners Representative

Plans Prepared by:

Name: Insite Engineering, Surveying &amp;

Address: Landscape Architecture, P.C.

3 Garrett Place, Carmel, NY 10512

Telephone Number: 845-225-9690

Email: jwatson@insite-eng.com

Zoning District: RU~~X~~, RC\_\_, HM\_\_, HR\_\_, SR\_\_, HC\_\_,

CO\_\_, M\_\_

Overlay District (if any): Floodplain~~X~~, Stream Corridor~~X~~,

Aquifer\_\_, Soil Mining\_\_

Current Use(s): Single Family Residential

Proposed Use(s): Single Family Residential with accessory structure

Parcel Size: 4.3 acres

Type of Activity: New Structure ~~X~~, Alteration of existing  
structure \_\_\_\_, Expansion or use of structure \_\_

Change of use in existing structure: No

Total square footage of structures: (Proposed Cabin Only)

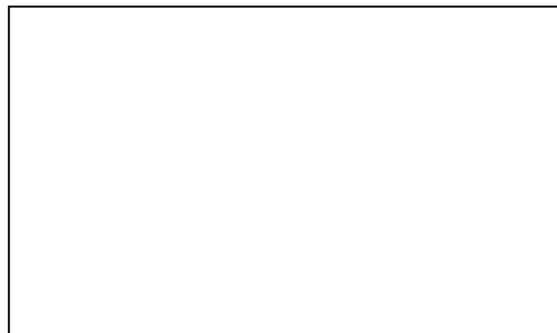
Current 0 SF Proposed 416 SF

Footprint of Structures: (Proposed Cabin Only)

Current 0 SF Proposed 416 SF

Date of Discussion Meeting: \_\_\_\_\_

Date Stamp: to be filled in by Planning Department



Town of Dover  
126 East Duncan Hill Road  
Dover Plains, NY 12522

# Town of Dover Planning Board



(845) 832-6111 Ext 100

Does the project parcel cover applicant's entire holding?

☒ Yes      ☐ No

Deed Reference: Liber \_\_\_\_\_  
Page \_\_\_\_\_

Does the property contain a farm operation located within an agricultural district or is the property boundary within 500 feet of a farm operation located in an agricultural district:

☒ Yes      ☐ No

*If yes, submit an Agricultural Data Statement, available from the Planning Office*

Will the development be phased?    ☐ Yes      ☒ No

Is there an existing Special Permit and/or Site Plan approval for the Property?  
☐ Yes      ☒ No

*The undersigned hereby makes application in accordance withal applicable laws and other requirements of the Town of Dover, Dutchess County, New York. All owners of record must sign.*

Signature of Record Owner

\_\_\_\_\_  
Signature of Record Owner

Date: 1/28/2025

Date: \_\_\_\_\_

Signature of Applicant (if different)

Date: 1/28/25



Town of Dover  
126 East Duncan Hill Road  
Dover Plains, NY 12522

# Town of Dover Planning Board



(845) 832-6111 Ext 100

## AGRICULTURAL DATA STATEMENT

1. Name and address of the applicant

Gentle Place LLC

PO Box 540205

Houston, TX 77254

2. Applicant's telephone numbers

475-260-0628

3. Type of application: [ ] Subdivision [X] Special Permit [ ] Site Plan [X] Erosion Control

4. Description of proposed project:

The applicant proposes to construct a pre-fabricated cabin on the project site  
along with new onsite sewage treatment system, water service connection to  
existing residence, and new electric service line to cabin.

Proposed cabin will be an accessory structure to the existing principal dwelling

5. Location of the project:

198 Dog Tail Corners Road, Wingdale, NY 12594

6. Names and addresses of owners of land which contains farm operations and which is located within an Agricultural District and within five hundred (500) feet of the boundary line of the property upon which the project is proposed (use addition sheer if more space is needed):

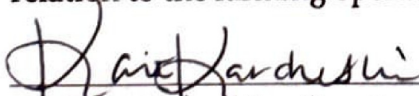
(a) Nonno's Garden LLC  
Tax Map 132600-7260-00-123587  
132 Old Forge Road

(b) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(c) Nonno's Garden LLC  
Tax Map 132600-7260-00-062777  
Old Forge Road

(d) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Applicant must attach a tax map or other map showing the site of the proposed project in relation to the farming operations described in item 6 above.

  
Signature of Applicant

1/20/25  
Date

Town of Dover  
126 East Duncan Hill Road  
Dover Plains, NY 12522



# Town of Dover Planning Board

(845) 832-6111 Ext 100

## APPLICANT'S LETTER OF INTENT

**TO:** TOWN OF DOVER PLANNING BOARD

**APPLICANT:** Kaitlyn Karcheski

**DATE:** 2-12-2025

**GRID NUMBER:** 132600-7160-00-927735

**INTENT:** Provide a brief narrative of your plans for the site. Please include the existing conditions of the site (examples include possible wetlands, steep slopes and environmental constraints. Include known past uses of the site such as a mining operation, junkyard, dump site, etc...).

The project site is currently developed as a single family residence with driveway and  
and associated utilities for electric, gas, water supply and wastewater disposal. The site is  
bordered by the Ten Mile River to the east and contains steep slopes east of the existing residence.  
Ground cover across the pervious areas of the site consist mainly of lawn with wooded areas  
along the south and eastern portions of the site. There is a Federally regulated wetland in the  
western portion of the site and a stream along the southern property line which connects the  
wetland to the Ten Mile River to the east.

The applicant proposes to construct a pre-fabricated 1-bedroom cabin as an accessory structure  
to the existing principal dwelling on the project site along with new onsite sewage treatment system,  
water service connection to existing residence, and new electric service line to cabin.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Town of Dover  
126 East Duncan Hill Road  
Dover Plains, NY 12522

# Town of Dover Planning Board



(845) 832-6111 Ext 100

## LETTER OF AGENT

I, Michael Armilio, am the owner of the property

located at 198 Dog Tail Corners Road, Dover, New York, identified as

Grid Number 132600-7160-00-927735-0000.

I hereby authorize John M. Watson, PE - Insite Engineering, Surveying & Landscape Architecture, P.C.

to act as my agent in an application to the Town of Dover Planning Board.

For 198 AR Home

(Name of Project)

Print name Michael Armilio

Signature

A handwritten signature in dark ink, appearing to be "Michael Armilio", written over a horizontal line.

Date

1/28/2025

## TOWN OF DOVER

<b>SPECIAL PERMIT/SITE PLAN SUBMISSION CHECKLIST</b>			
<b>Applicant/Site Plan Name:</b> Kaitlyn Karcheski / 198 AR Home			
	Yes	Inc*	NA/W**
<b>HAVE YOU SUBMITTED:</b>			
Any outstanding fee?	X		
A Long form EAF?	Short EAF		
A copy of this check list?	X		
A written request for waivers to submission requirements, if needed?			N/A
<b>DOES YOUR SITE PLAN CONTAIN:</b>			
The words "Town of Dover, Dutchess County, New York?	X		
The date of the site plan being submitted?	X		
The name and address of the record owner?	X		
The parcel grid number?	X		
The name of the project?	X		
The name, address, signature and seal of the licensed engineer or architect?	X		
A vicinity map (1" = 2,000") showing all properties and easements within 500' of the property?	X		
Approximate true North point?	X		
A graphic scale?	X		
The location, bearings and distances of the tract boundary?	X		
The names and addresses of all adjoining property owners?	X		
The Zoning District?	X		
A Bulk Regulations table, showing the allowed dimensions and the proposed dimensions? (See 145-11)	X		
An existing map, showing existing roads, buildings, utilities and other man-made features, as well as topography and all existing natural land features (rock outcrops, single trees 8" or more in diameter, forest cover, soils, wetlands, lakes, watercourses, aquifers, floodplains and drainage retention areas)?	X		

\*Incomplete Information    \*\*Not Applicable    W- Waiver



## TOWN OF DOVER

SPECIAL PERMIT/SITE PLAN SUBMISSION CHECKLIST			
<b>Applicant/Site Plan Name:</b> Kaitlyn Karcheski / 198 AR Home			
	Yes	Inc*	NA/W**
<b>HAVE YOU SUBMITTED:</b>			
The location and use of all existing and proposed structures within the property, including all dimensions of height and floor area, all exterior entrances and all anticipated future additions and alterations?	X		
The land use district boundaries within 200' of the site's perimeter, as well as any overlay districts?	X		
<b>DOES THE SITE PLAN INCLUDE A TABLE CONTIANING THE FOLLOWING:</b>			
Estimated area of structure intended to be used for particular uses such as retail, office, storage, etc...?			N/A
Estimated maximum number of employees?			N/A
Maximum seating capacity, where applicable?			N/A
Number of parking spaces existing and required for the intended use?			N/A
Plans for the disposal of construction and demolition waste, either on site or at an approved disposal facility?			N/A
<b>THE LOCATION OF ALL PRESENT AND PROPOSED:</b>			
Public or private ways?	X		
Off-street parking areas?	X		
Driveways?	X		
Outdoor storage areas and screening details for waste disposal containers?			N/A
Sidewalks, ramps, curbs and paths?			N/A
Landscaping, walls and fences?	X		
The lighting details including: location, height, intensity and bulb type?			N/A
The direction of illumination (a photometric plan)?			N/A
The sign details including; location, height, size, materials and design?			N/A

\*Incomplete Information    \*\*Not Applicable    W- Waiver

## TOWN OF DOVER

SPECIAL PERMIT/SITE PLAN SUBMISSION CHECKLIST			
<b>Applicant/Site Plan Name:</b> Kaitlyn Karcheski / 198 AR Home			
	Yes	Inc*	NA/W**
<b>THE LOCATION OF ALL PRESENT AND PROPOSED UTILITY SYSTEMS INCLUDING:</b>			
Sewage or septic systems?	X		
Water supply system?	X		
Telephone, cable and electric systems?	X		
Storm drainage system including drain lines, culverts, catch basins, headwalls, hydrants, manholes and drainage swales?	X		
An Erosion and Sediment Control plan per Chapter 65, if needed?	X		
Existing and proposed topography at two-foot contour intervals?	X		
Area(s) of 100-year floodplain shown if applicable, with base flood elevations given?	X		
Areas within the proposed site, and within 50 feet of the site, where soil removal or filling is required, showing the approximate volume in cubic yards?	X		
A landscaping plan?			N/A
A planting plan?			N/A
A grading plan?	X		
<b>TRAFFIC FLOW PATTERNS WITHIN THE SITE, INCLUDING:</b>			
Entrance and exits?	X		
Loading and unloading areas?			N/A
Curb cut on the site, and within 100' of the site?			N/A
Detailed traffic study, if required by the Planning Board?			N/A
<b>ELEVATION DETAILS SUCH AS:</b>			
Elevations at a scale of 1/4" = 1 foot for all exterior facades?			
Design features, including the type and colors of materials to be used?			

\*Incomplete Information \*\*Not Applicable W- Waiver

# TOWN OF DOVER

[illegible]

\*Incomplete Information    \*\*Not Applicable    W- Waiver

# Short Environmental Assessment Form

## Part 1 - Project Information

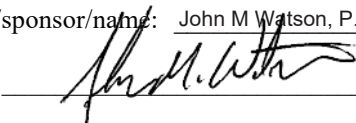
### Instructions for Completing

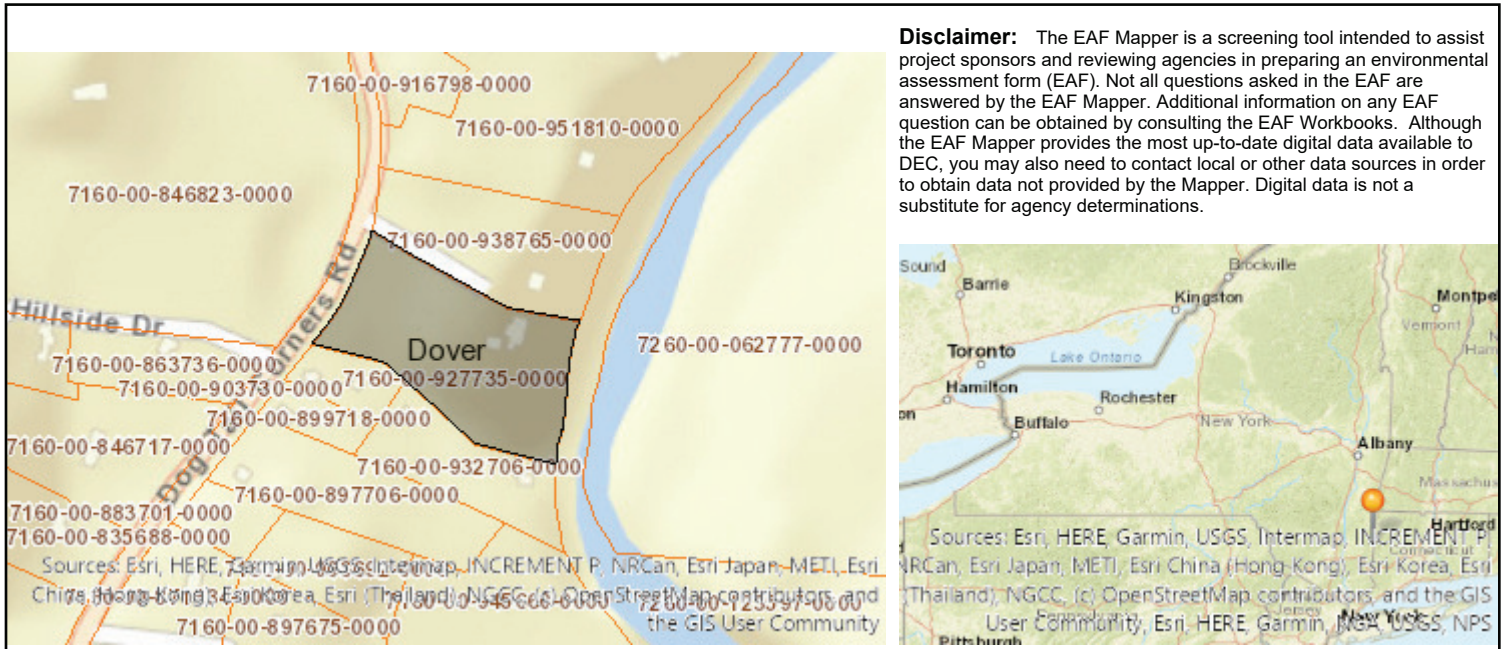
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: 198 AR Home			
Project Location (describe, and attach a location map): 198 Dog Tail Corners Road, Wingdale, NY 12594			
Brief Description of Proposed Action: The applicant proposes to construct a pre-fabricated 1-bedroom cabin as an accessory structure to the existing principal dwelling on the project site along with new onsite sewage treatment system, water service connection to existing residence, and new electric service line to cabin.			
Name of Applicant or Sponsor:  Kaitlyn Karcheski		Telephone: 475-260-0628  E-Mail: kaitlyn@weareallstardust.com	
Address: 36 Herrick Road			
City/PO: Sharon		State: CT	Zip Code: 06069
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Dover Erosion Control/Special Use Permit, DCBCH Application for Approval of Plans for an OWTS.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		4.3 acres	
b. Total acreage to be physically disturbed?		0.2 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.3 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

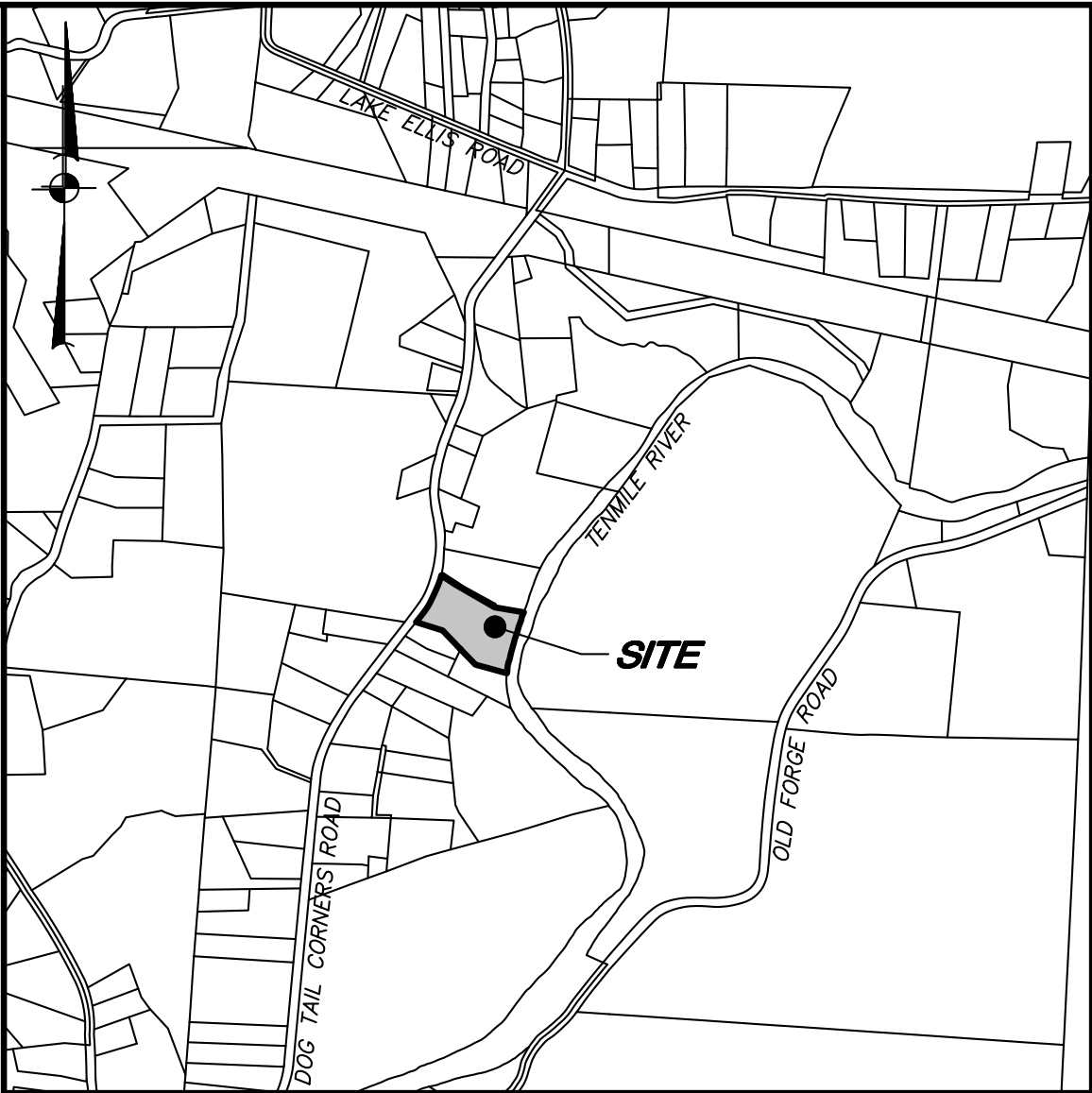
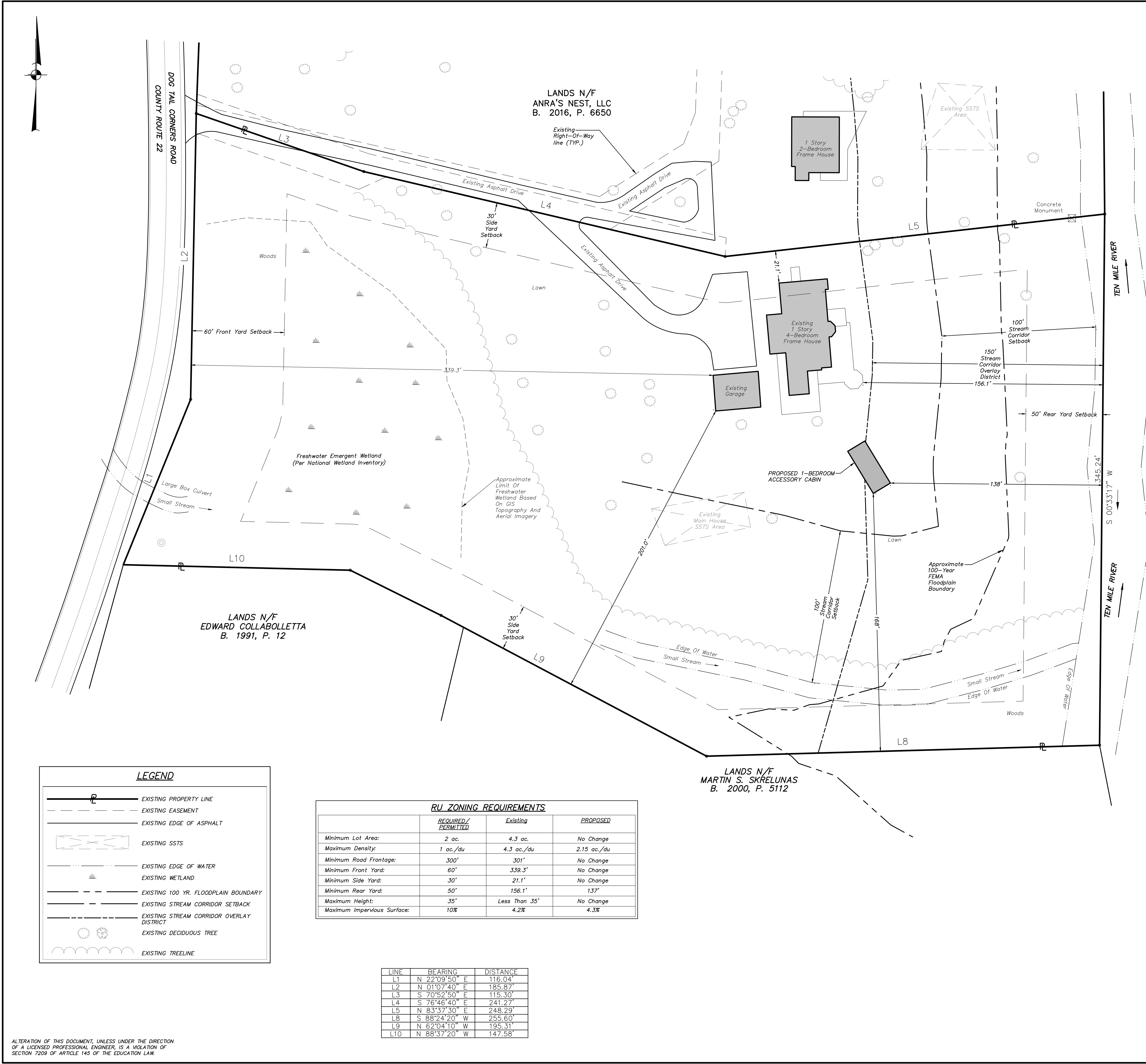
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ New OWTS is proposed. _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat, Bog Turtle, Ti...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>John M Watson, P.E.</u> Date: <u>2-12-2025</u>  Signature: <u></u> Title: <u>Project Engineer</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Bog Turtle, Timber Rattlesnake
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No





LOCATION MAP SCALE: 1" = 1000'±

OWNER/APPLICANT: Gentle Place, LLC  
PO Box 540205  
Houston, Texas 77254

SITE DATA: Zone: RU  
Total Acreage 4.3 AC  
Tax Map No.: 132600-7160-00-927735

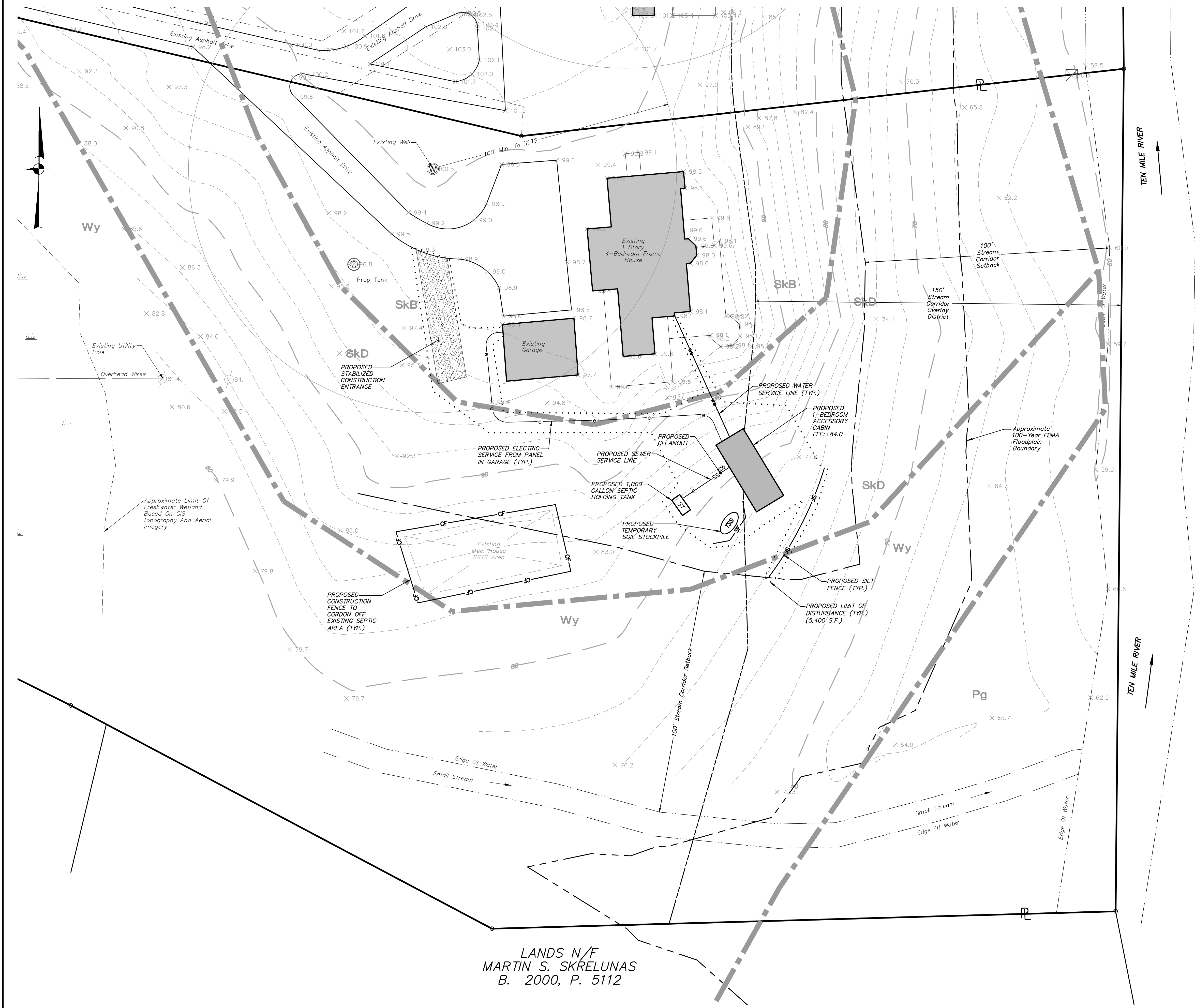
- GENERAL NOTES:
- Property lines and existing conditions shown hereon are obtained from prepared by Frederick J. Haley, PLS LLC, dated March 24, 2023.
  - Proposed features shown hereon are labeled as such; all else existing.
  - The intent of this plan is to seek Dutchess County Department of Behavioral and Community Health (DCBCH) approval for the existing water wells and proposed subsurface sewage disposal system to serve the proposed one-bedroom cabin. Any increase in the number of bedrooms shall require the submission of plans by a New York State Professional Engineer or Architect for DCBCH review and approval of sewage disposal and water supply facilities.
  - The proposed sewage disposal system absorption field shall be field staked by a New York State Licensed Land Surveyor prior to construction.
  - 100-year floodplain boundary shown hereon obtained from FEMA GIS mapping and is approximate.
  - The depth to bedrock is greater than 7' in the project area based on test hole observations.
  - The depth to ground water is greater than 7' in the project area based on test hole observations.

- Dutchess County Department of Health Notes:  
Standard Notes for Projects with Onsite Water and Sewage Disposal (No Public Water Supply)
- The design, construction and installation shall be in accordance with this plan and generally accepted standards in effect at the time of construction which include:
    - "New York State Design Standards for Intermediate Sized Wastewater Treatment Systems", NYSEEC
    - "Appendix 75-A, Waste Treatment - Individual Household Systems, New York State Sanitary Code."
    - "Recommended Standards for Sewage Treatment Works, (Ten States)."
    - "New York State Department of Health and Dutchess County Environmental Health Services Division policies, procedures and standards."
    - "Dutchess County and New York State Sanitary Codes."
    - "Dutchess County Environmental Health Services Division Certificate of Approval letter."
  - This plan is approved as meeting the appropriate and applied technical standards, guidelines, policies and procedures for arrangement of sewage disposal and treatment and water supply facilities.
  - Upon completion of the facilities, the finished works shall be inspected, tested, and certified complete to the DC EHSD by the New York State registered design professional supervising construction. No part of the facilities shall be placed into service until accepted by the DC EHSD.
  - Approval of any plan(s) or amendment thereto shall be valid for a period of 5 years from the date of approval. Following the expiration of said approval, the plan(s) shall be re-submitted to the Commissioner of Health for consideration for re-approval. Re-submission or revised submission of plans and/or associated documents shall be subject to compliance with the technical standards, guidelines, policies and procedures in effect at the time of the re-submission.
  - All wells and onsite wastewater treatment system existing or approved within 300 feet of the proposed wells and onsite wastewater treatment system are shown on this plan along with any other environmental hazards in the area that may affect the design and functional ability of the onsite wastewater treatment system and well.
  - It shall be demonstrated by the contractor to the DC EHSD field inspector and/or design professional that the tank is sealed, watertight and acceptable for use. This shall require, at a minimum, the filling of the tank with water to observe if it is in fact sealed, watertight and acceptable for use. The tank must also meet any local testing requirements, including possible electrical and safety standards.
  - All proposed wells and service lines on this plan are accessible for installation and placement.
  - No cellar, footing, floor, garage, cooler or roof drains shall be discharged into the onsite wastewater treatment system or within 50 feet of any well.
  - All buildings shall be constructed at an elevation high enough to ensure gravity flow to the onsite wastewater treatment system.
  - There shall be no vehicular traffic over the onsite wastewater treatment system. Prior to construction, the area of the system shall be staked out and fenced off.
  - Onsite wastewater treatment systems shall not be installed in wet or frozen soil.
  - The DC EHSD shall be notified prior to the backfilling of any completed onsite wastewater treatment system so that a final inspection may be performed.
  - The DC EHSD shall be notified sixty days prior to any change in use; use changes may require re-approval by the DC EHSD.
  - All required Erosion & Sediment Control and Stormwater Pollution Prevention Water Quality & Quantity Control structures, permanent and temporary, are shown on the plans.

NO.	DATE	REVISION	BY
<p>3 Garrett Place Carmel, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com</p>			
PROJECT: 198 ARHOME PROPOSED ACCESSORY STRUCTURE 198 DOG TAIL CORNERS ROAD, TOWN OF DOVER, DUTCHESS COUNTY NEW YORK			
DRAWING: OVERALL PLAN			
PROJECT NUMBER	24229.100	PROJECT MANAGER	J.M.W.
DATE	2-12-25	DRAWN BY	C.M.S.
SCALE	1" = 30'	CHECKED BY	E.J.P.
DRAWING NO.	OP-1	SHEET	1/3



Z:\164229100\Gentle Place, LLC 198 AR Home Pre-Sub\_Dover\02 SP-1.dwg, 2/12/2025 7:28:39 AM, eprint.ctb, 11



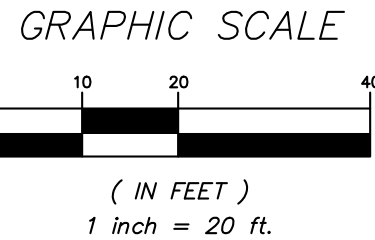
LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING EDGE OF WATER
	EXISTING WETLAND
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING 100 YR. FLOODPLAIN BOUNDARY
	EXISTING STREAM CORRIDOR SETBACK
	EXISTING STREAM CORRIDOR OVERLAY DISTRICT
	PROPOSED SEWER SERVICE
	PROPOSED ELECTRIC SERVICE LINE
	PROPOSED DOMESTIC WATER SERVICE LINE
	PROPOSED CLEAN OUT
	PROPOSED SILT FENCE
	PROPOSED CONSTRUCTION FENCE
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED TEMPORARY SOIL STOCKPILE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE

SOILS LEGEND		
SOILS	DESCRIPTION	HYDROLOGICAL GROUP
CuD	Copake gravelly silt loam, hilly, 15% to 30% slopes	B
Pg	Pawling silt loam	B
SkB	Stockbridge silt loam, 3% to 8% slopes	C
SkD	Stockbridge silt loam, 15% to 25% slopes	C
SkE	Stockbridge silt loam, 25% to 45% slopes	C
Wy	Wayland silt loam	C,D
NRCS Soil Boundary Line		

CONSTRUCTION SEQUENCE:

1. Install stabilized construction entrance/anti-tracking pad at edge of existing driveway.
2. Install silt fence in general locations indicated on the plan.
3. Strip and stockpile topsoil on site for later use in lawn and landscape areas.
4. Begin excavation for foundation and site preparation for modular cabin.
5. Begin construction of septic holding tank and utility installation.
6. Topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the Erosion and Sediment Control Notes contained on this page.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



NO.	DATE	REVISION	BY
<b>INSITE</b> ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. 3 Garrett Place Carmel, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com			
PROJECT: <b>198 ARHOME</b> PROPOSED ACCESSORY STRUCTURE 198 DOG TAIL CORNERS ROAD, TOWN OF DOVER, DUTCHESS COUNTY NEW YORK			
DRAWING: <b>SITE PLAN</b>			
PROJECT NUMBER 24229.100	PROJECT MANAGER J.M.W.	DRAWING NO. SP-1	SHEET 2
DATE 2-12-25	DRAWN BY C.M.S.	CHECKED BY E.J.P.	3
SCALE 1" = 20'			



EROSION & SEDIMENT CONTROL NOTES:

1. The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.

2. All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.

3. Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.

4. When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.

5. Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.

6. All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. "Aristook" Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.

7. Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
  - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 100 pounds per acre in the following proportions:
    - Kentucky Bluegrass 20%
    - Creeping Red Fescue 40%
    - Perennial Ryegrass 20%
    - Annual Ryegrass 20%
  - Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specification For Erosion and Sediment Control," latest edition.

8. Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1". Hydroseeding shall be performed using materials and methods as approved by the site engineer.

9. Cut or fill slopes steeper than 2:1 shall be stabilized immediately after grading with Curlex I Single Net Erosion Control Blanket, or approved equal.

10. Paved roadways shall be kept clean at all times.

11. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.

12. All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.

13. Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.

14. Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and berms have not been breached and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the O.F.R. and/or site engineer.

15. Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.

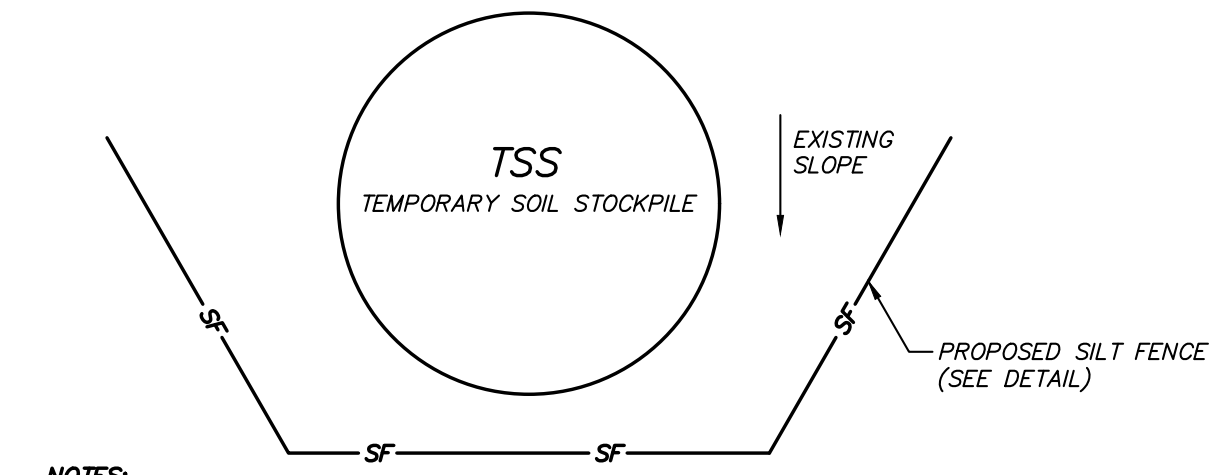
16. Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.

17. All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.

18. The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.

19. As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.

20. Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

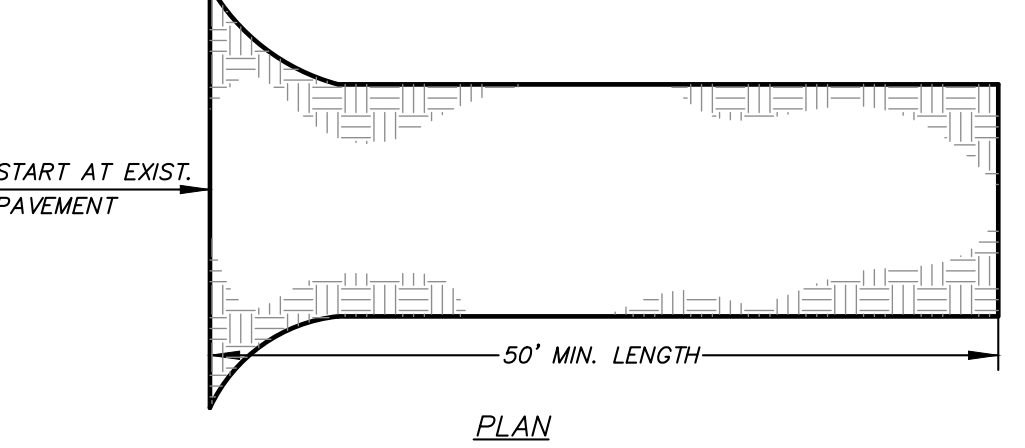
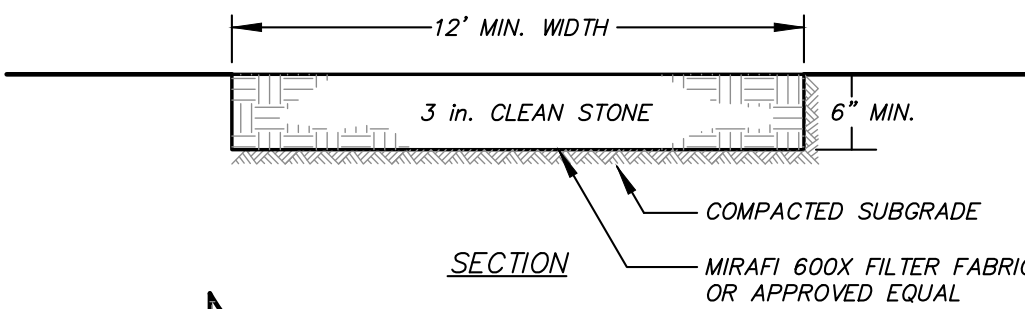


NOTES:

1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH K31 PERENNIAL TALL FESCUE.
4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

TEMPORARY SOIL STOCKPILE DETAIL

(N.T.S.)

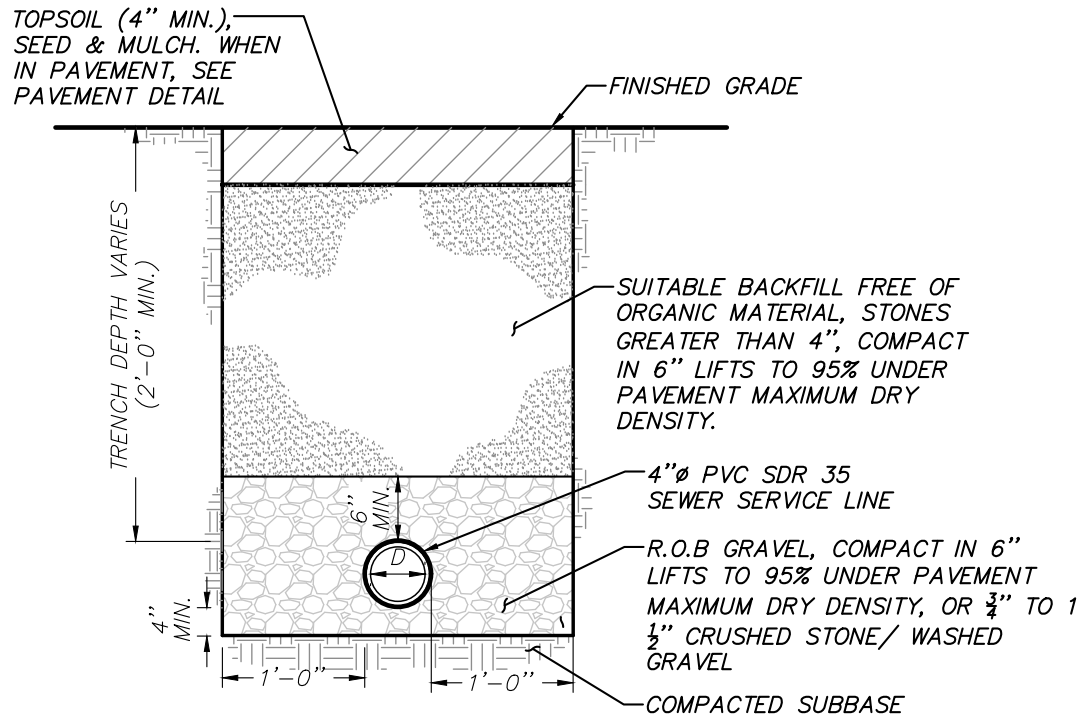


INSTALLATION NOTES:

1. STONE SIZE – USE 3" STONE
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLLY
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR. TWENTY FOUR (24) FOOT IF SINGLE ACCESS TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY . THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

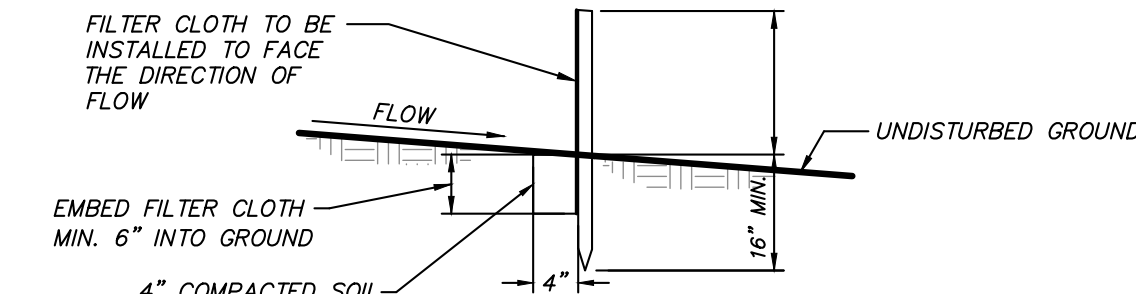
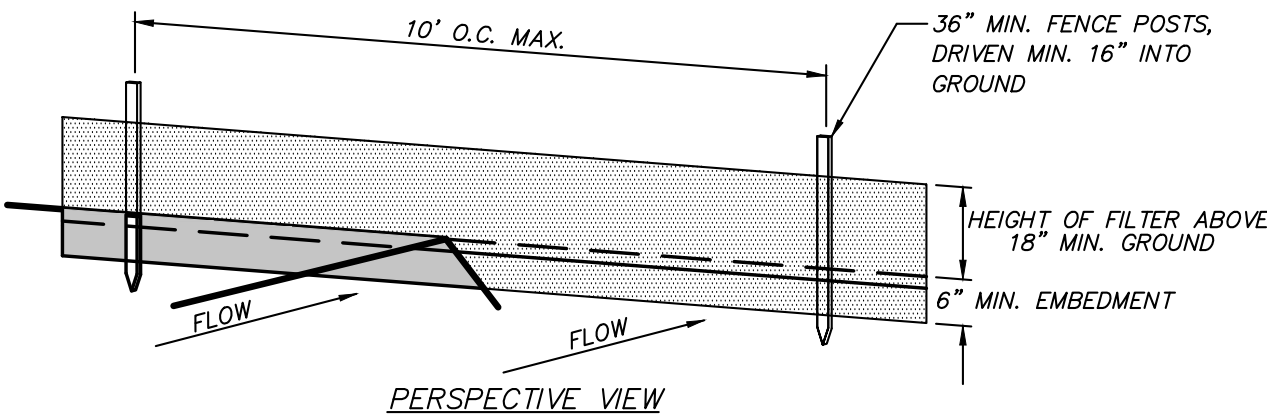
STABILIZED CONSTRUCTION ACCESS DETAIL

(N.T.S.)



SEWER SERVICE LINE TRENCH DETAIL

(N.T.S.)



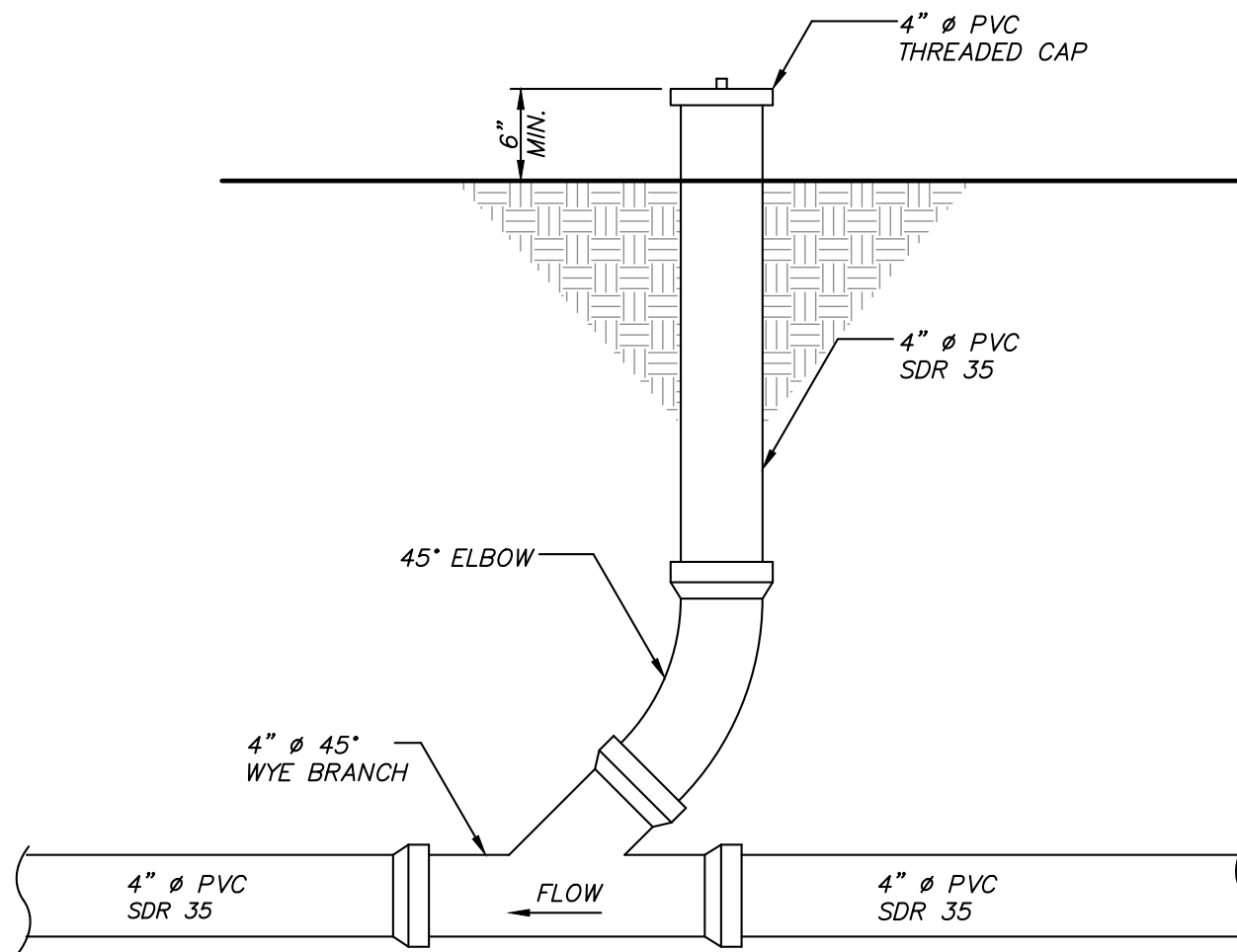
SECTION

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "I" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

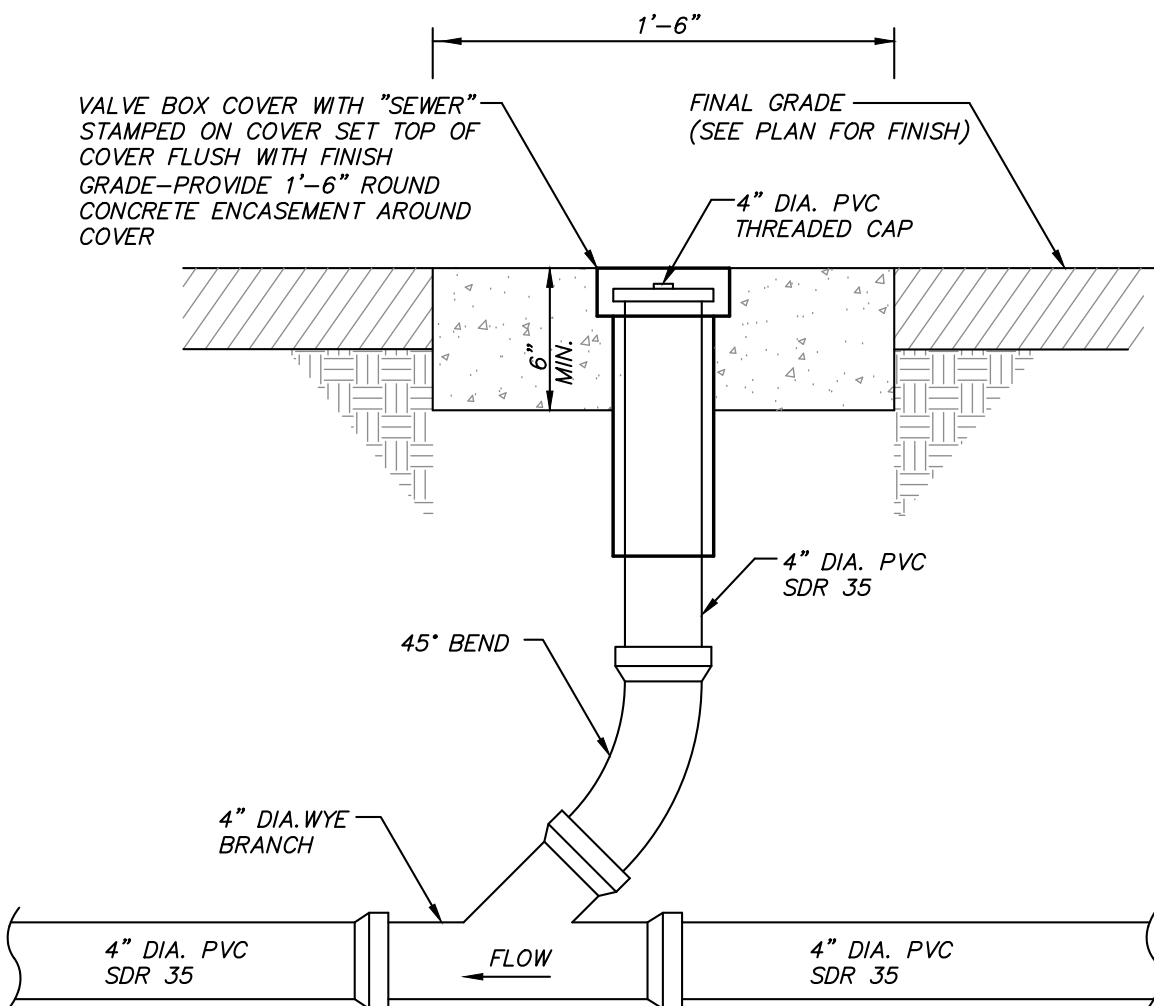
STANDARD SILT FENCE DETAIL

(N.T.S.)



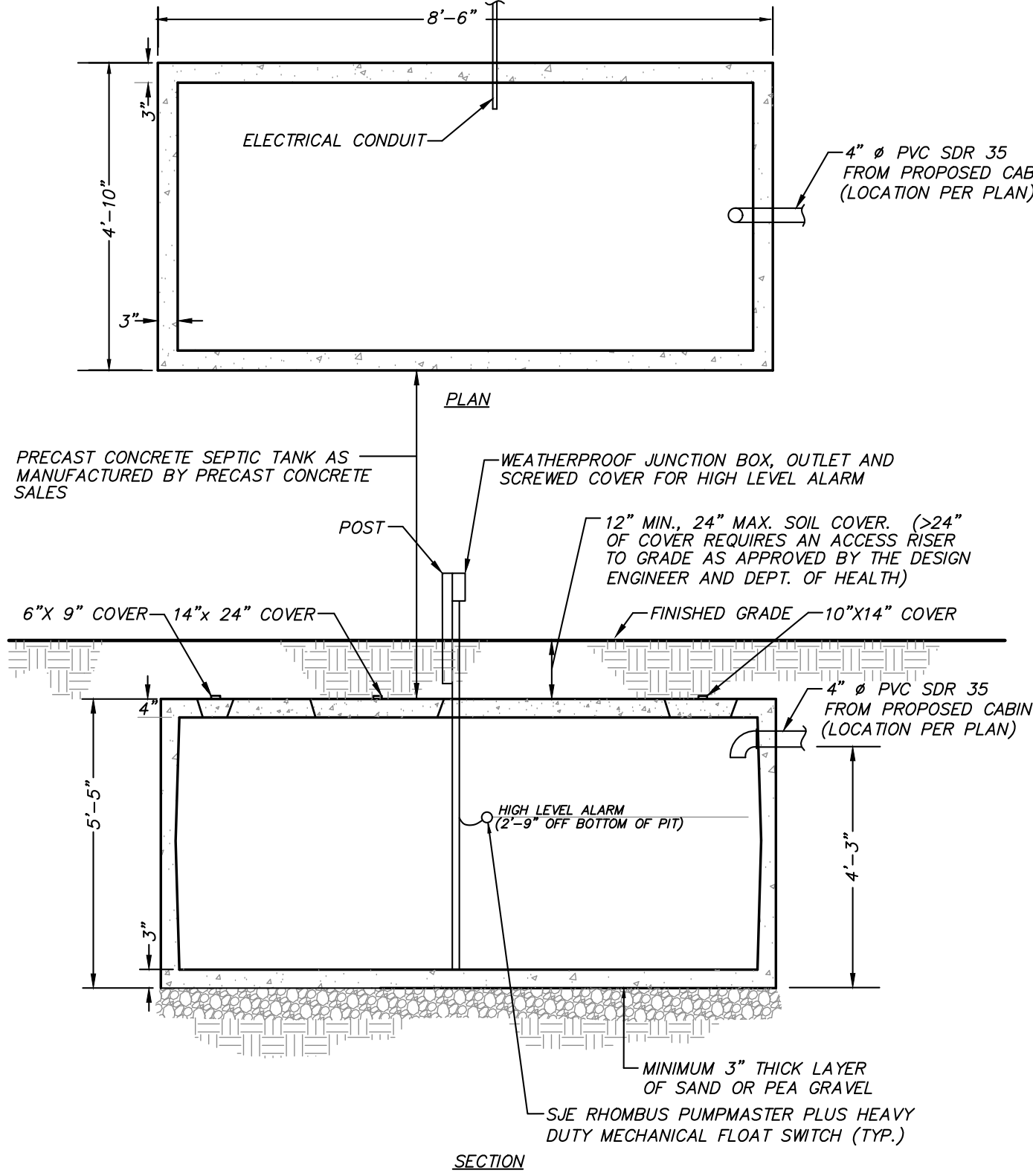
SEWER LINE CLEANOUT DETAIL

(N.T.S.)



ALTERNATE SEWER LINE CLEANOUT DETAIL

(N.T.S.)

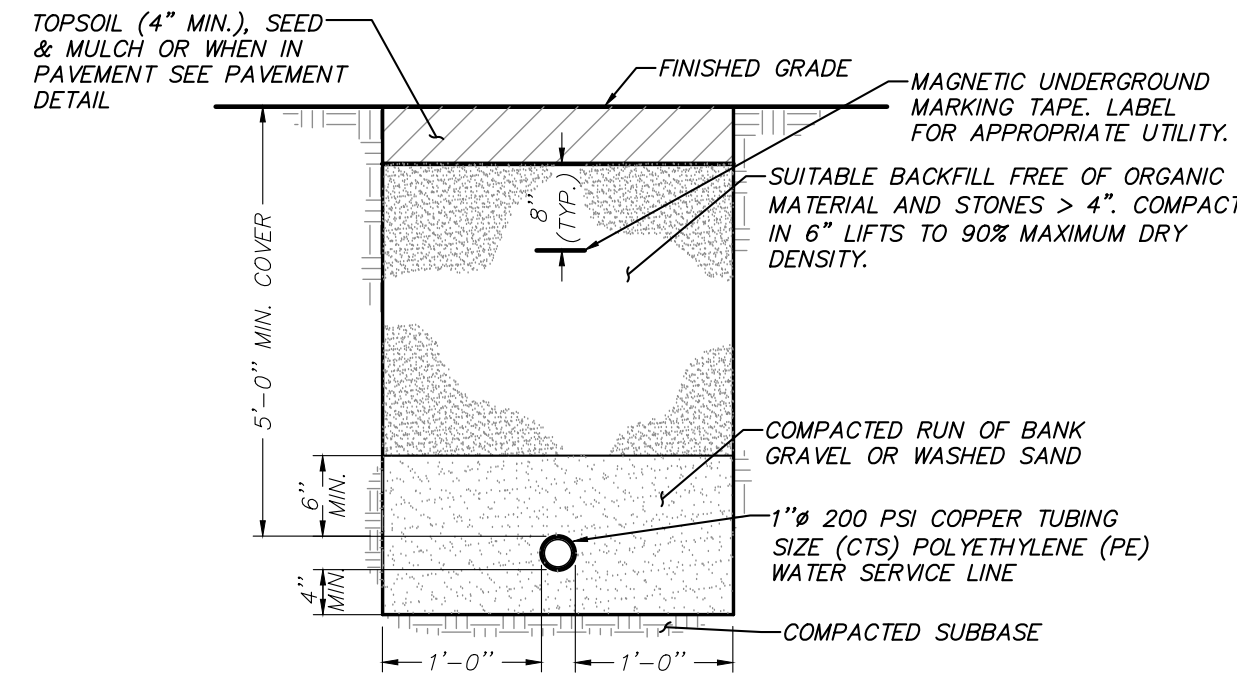


1,000 GALLON HOLDING TANK DETAIL

(N.T.S.)

HOLDING TANK NOTES:

1. AUDIO/VISUAL ALARM SHALL BE LOCATED INSIDE THE PROPOSED BUILDING.
2. ALL ELECTRICAL WORK AND MATERIAL TO COMPLY WITH THE NATIONAL ELECTRICAL CODE REQUIREMENTS FOR CLASS 1 GROUP D, DIVISION 1 LOCATIONS.
3. AN ELECTRICAL UNDERWRITER'S CERTIFICATE FOR THE HOLDING TANK COMPONENTS MUST BE PROVIDED TO THE COUNTY DEPARTMENT OF HEALTH AS A PART OF THE CONSTRUCTION COMPLIANCE SUBMISSION PACKAGE.
4. REMOVE ALL BAFFLES FROM THE TANK.
5. THE FLOAT SETTING NOTED IS FOR A HOLDING TANK WITH THE SPECIFIC DIMENSIONS SHOWN HEREON. CONTACT THE DESIGN ENGINEER FOR THE PROPER FLOAT SETTING IF A TANK WITH DIFFERENT DIMENSIONS IS USED.



WATER SERVICE LINE TRENCH DETAIL

(N.T.S.)

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE					
MONITORING REQUIREMENTS			MAINTENANCE REQUIREMENTS		
PRACTICE	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	—	Inspect	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	—	Inspect	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	—	Inspect	Mulching/Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	—	Inspect	Inspect	Water/Reseed/Remulch	Reseed to 80% Coverage
ROAD & PAVEMENT	—	Inspect	Inspect	Clean	Clean
SOIL STOCKPILES	—	Inspect	Inspect	Mulching/Silt Fence Repair	Remove

\* Permanent vegetation is considered stabilized when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas are permanently stabilized. Note: The party responsible for implementation of the maintenance schedule during and after construction is:

198 Gentle Place, LLC  
PO Box 540205  
Houston, TX 77254  
and/or the current owner(s) of the subject property.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

NO. DATE REVISION BY

ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place  
Coram, NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
www.insite-eng.com

PROJECT:

198 ARHOME  
PROPOSED ACCESSORY STRUCTURE

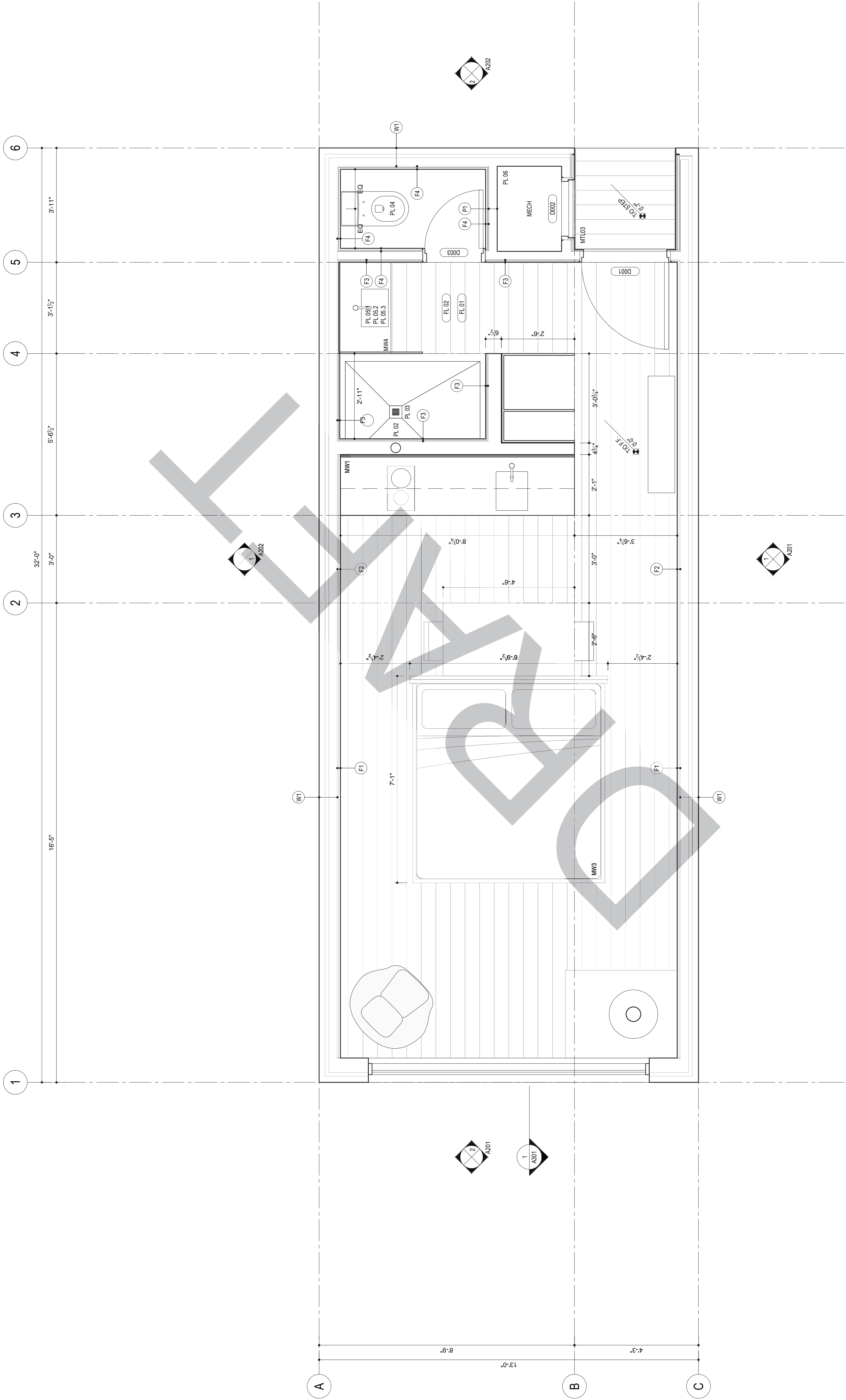
DRAWING:

DETAILS

PROJECT NUMBER 24229.100 PROJECT MANAGER J.M.W. DRAWING NO. SHEET 3  
DATE 2-12-25 DRAWN BY C.M.S. BY D-1 3  
SCALE 1' = 20' CHECKED BY E.J.P.

STATE OF NEW YORK  
JOHN M. WATSON  
LICENSED PROFESSIONAL ENGINEER  
No. 77950





1	PRONG	250110
Issue		

All drawings and related documents are the property of Lecle Studio Architecture + Design Inc. and may not be reproduced in whole or in part without the written consent of Lecle Studio Architecture + Design Inc. The drawings are intended to be used as a guide only and should not be used to calculate areas. Do not scale the drawing. All dimensions to be confirmed on site by the general contractor and such shall be subject to the Building Code By Law and related documents. Drawing errors and omissions must be immediately reported to the architect.

Project

## Arcana Dog Tail Corners

Drawing Title

## Floor Plan

Drawn / Checked	Project Code
LSAD	RHP
Scale	Plot Date
1/2" = 1'-0" @ 22 X 34	25018
1/4" = 1'-0" @ 11 X 17	
Sheet Number	

A102



1 PRICING 250110  
issue

All drawings and related documents are the property of Leckie Studio Architecture + Design Inc. and may not be reproduced in whole or in part without the architect's permission. This drawing shall not be used to calculate areas. Do not rescale this drawing. All dimensions to be confirmed on site by the general contractor and such dimensions to be their responsibility. All work must comply with the relevant Building Code By Law and related documents. Drawing errors and omissions must be immediately reported to the architect.

Project

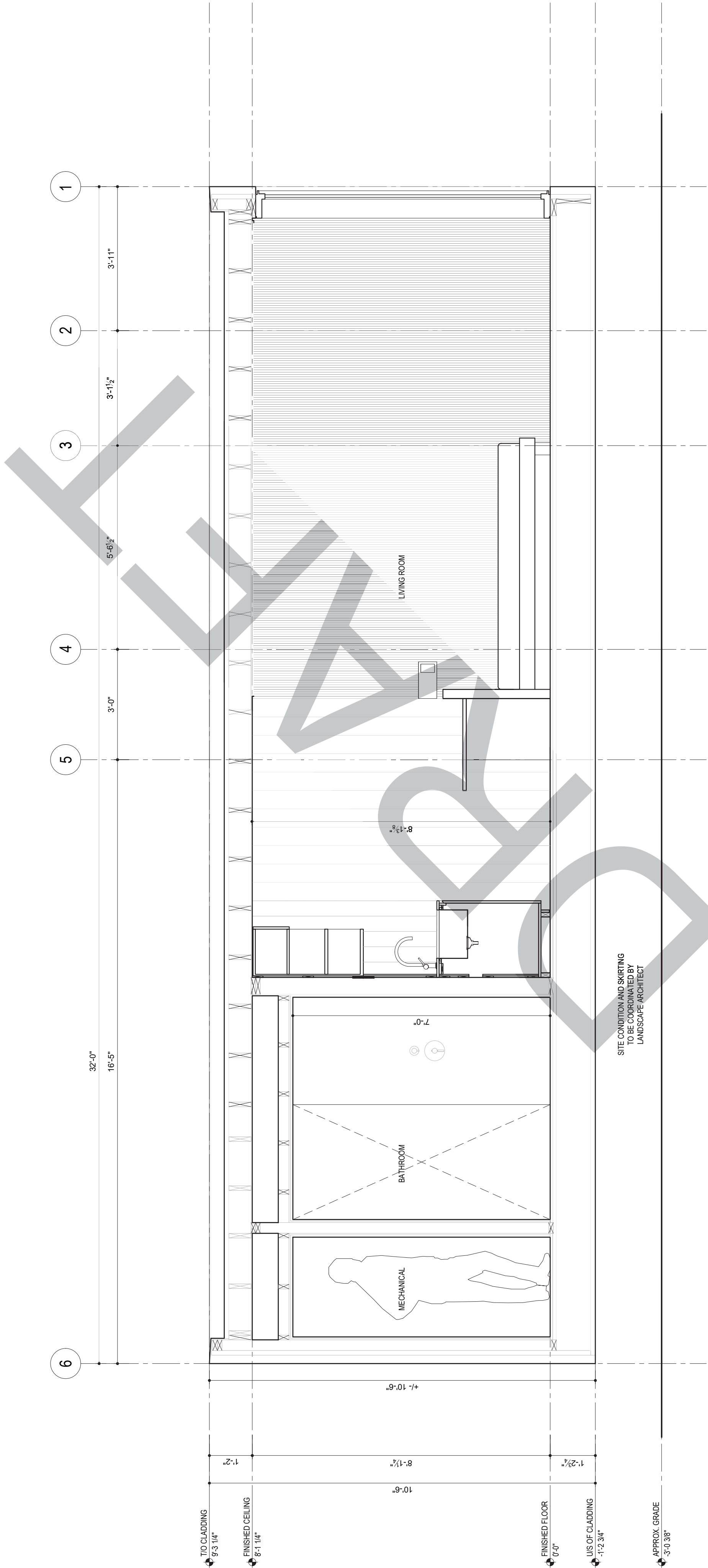
## Arcana Dog Tail Corners

Drawing Title

## Roof Plan

Project Code	Drawn / Checked	RHP	Plot Date
	LSAD		
	Scale		
		1/2 = 1'-0" @ 22 X 34	25018
		1/4 = 1'-0" @ 11 X 17	
	Sheet Number		

# A103



1	PRONG	250110
Issue		

All drawings and related documents are the property of Leskie Studio Architecture + Design Inc. and may not be reproduced in whole or in part without the written consent of Leskie Studio Architecture + Design Inc. Drawings should not be used to calculate areas. Do not scale the drawing. All dimensions to be confirmed on site by the general contractor and such dimensions shall prevail over any dimensions shown on drawings. All work shall be done in accordance with the relevant Building Code By Law and related documents. Drawing errors and omissions must be immediately reported to the architect.

Project

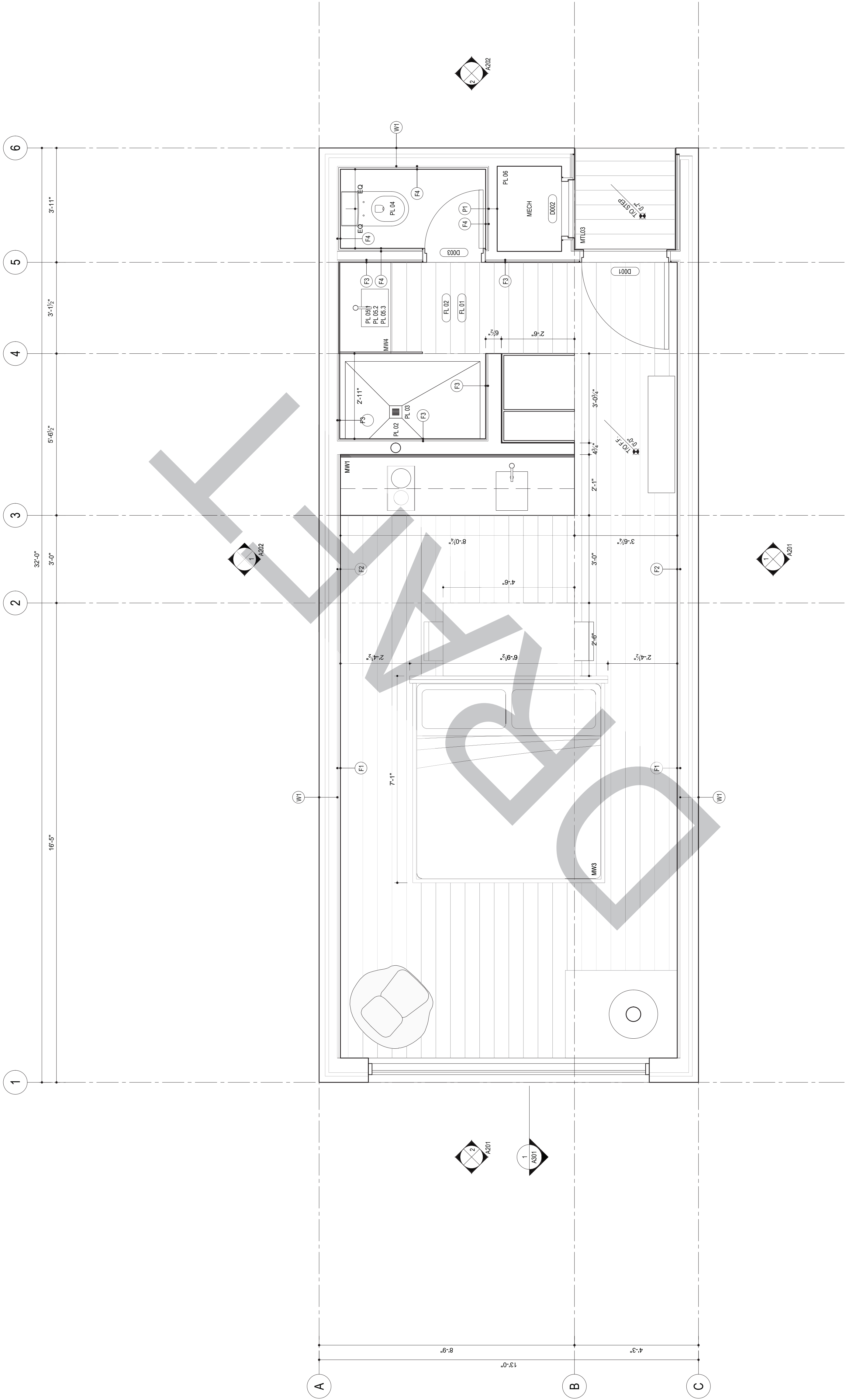
## Arcana Dog Tail Corners

Drawing Title

## Section

Drawn / Checked	Project Code
LSAD	RHP
Scale	Plot Date
1/2" = 1'-0" @ 22 X 34	25018
1/4" = 1'-0" @ 11 X 17	
Sheet Number	

A301



1	PRONG	250110
Issue		

All drawings and related documents are the property of Lecikie Studio Architecture + Design Inc. and may not be reproduced in whole or in part without the written consent of the architect. The drawings are for informational purposes only and should not be used to calculate areas. Do not scale the drawing. All dimensions to be confirmed on site by the general contractor and such shall be subject to the final building code and comply with the relevant Building Code By Law and related documents. Drawing errors and omissions must be immediately reported to the architect.

Project

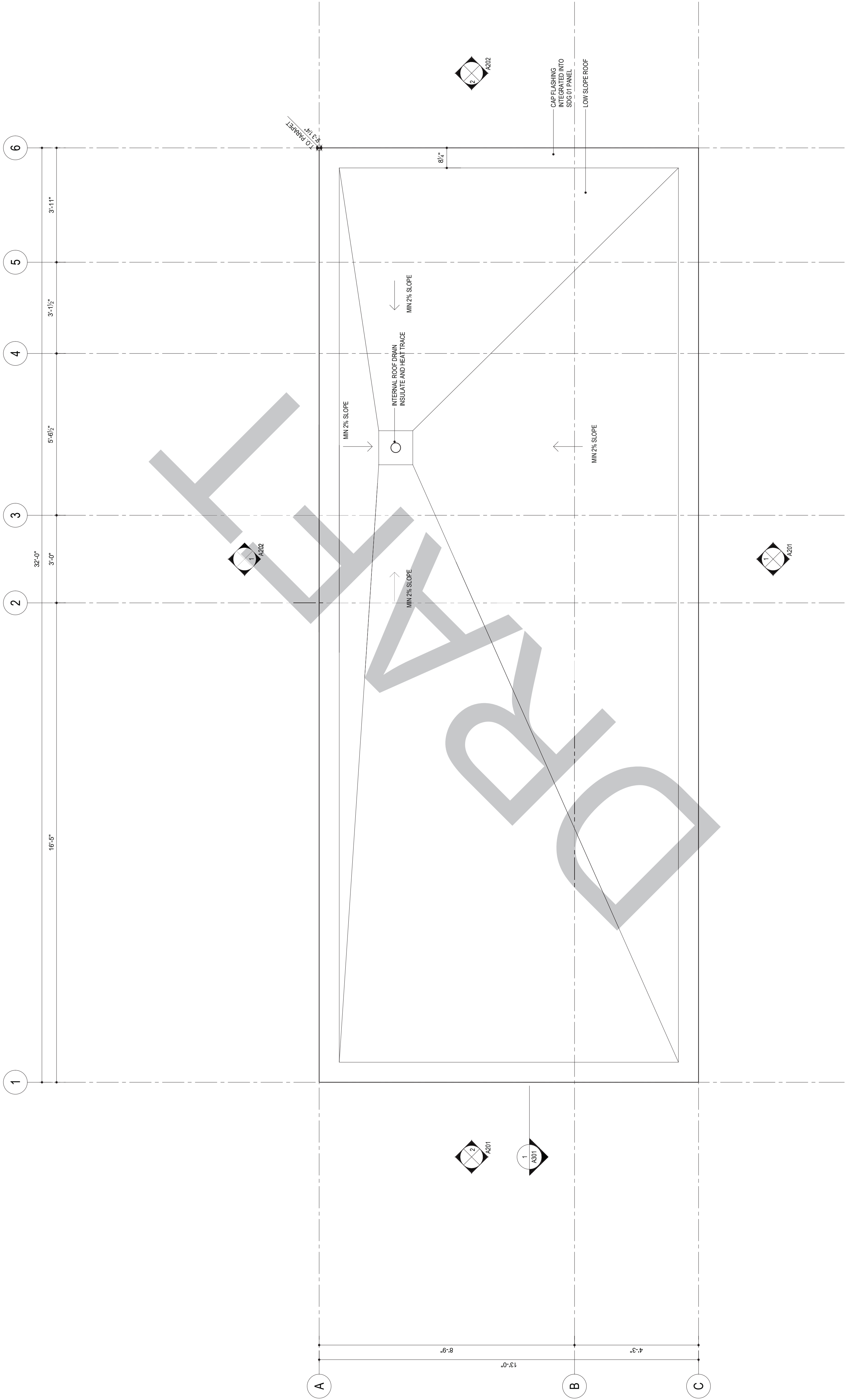
## Arcana Dog Tail Corners

Drawing Title

### Floor Plan

Drawn / Checked	Project Code
LSAD	RHP
Scale	Plot Date
1/2" = 1'-0" @ 22 X 34	25018
1/4" = 1'-0" @ 11 X 17	
Sheet Number	

A102



1	PRONG	250110
Issue		

Project

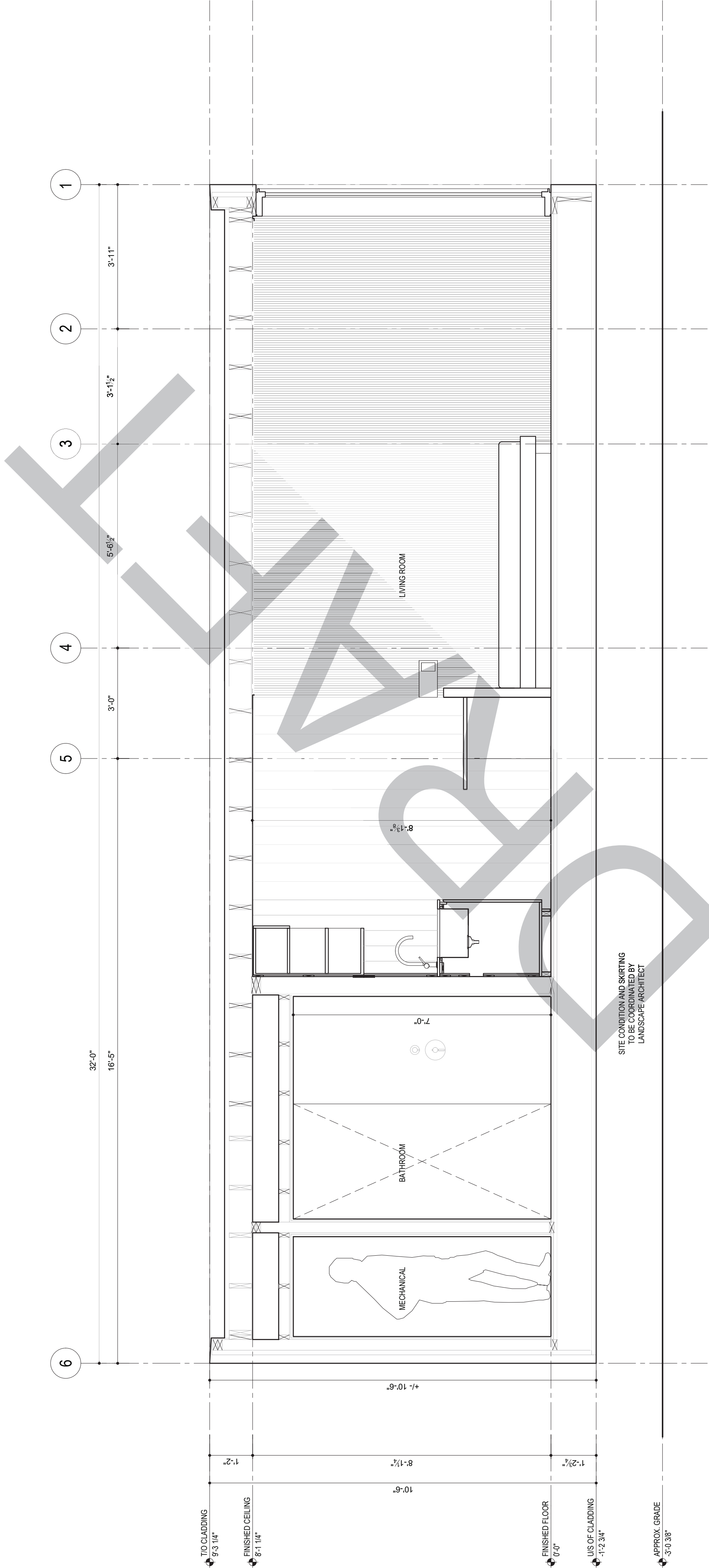
## Arcana Dog Tail Corners

Drawing Title

### Roof Plan

Drawn / Checked		Project Code
LSAD		RHP
Scale		Plot Date
1/2" = 1'-0" @ 22 X 34		25018
1/4" = 1'-0" @ 11 X 17		
Sheet Number		

A103



1	PRICING	250110
Issue		

All drawings and related documents are the property of Leskie Studio Architecture + Design Inc. and may not be reproduced in whole or in part without the written consent of Leskie Studio Architecture + Design Inc. Drawings should not be used to calculate areas. Do not scale this drawing. All dimensions to be confirmed on site by the general contractor and such dimensions shall prevail over any dimensions shown on drawings. All work shall be done in accordance with the relevant Building Code By Law and related documents. Drawing errors and omissions must be immediately reported to the architect.

Project

## Arcana Dog Tail Corners

Drawing Title

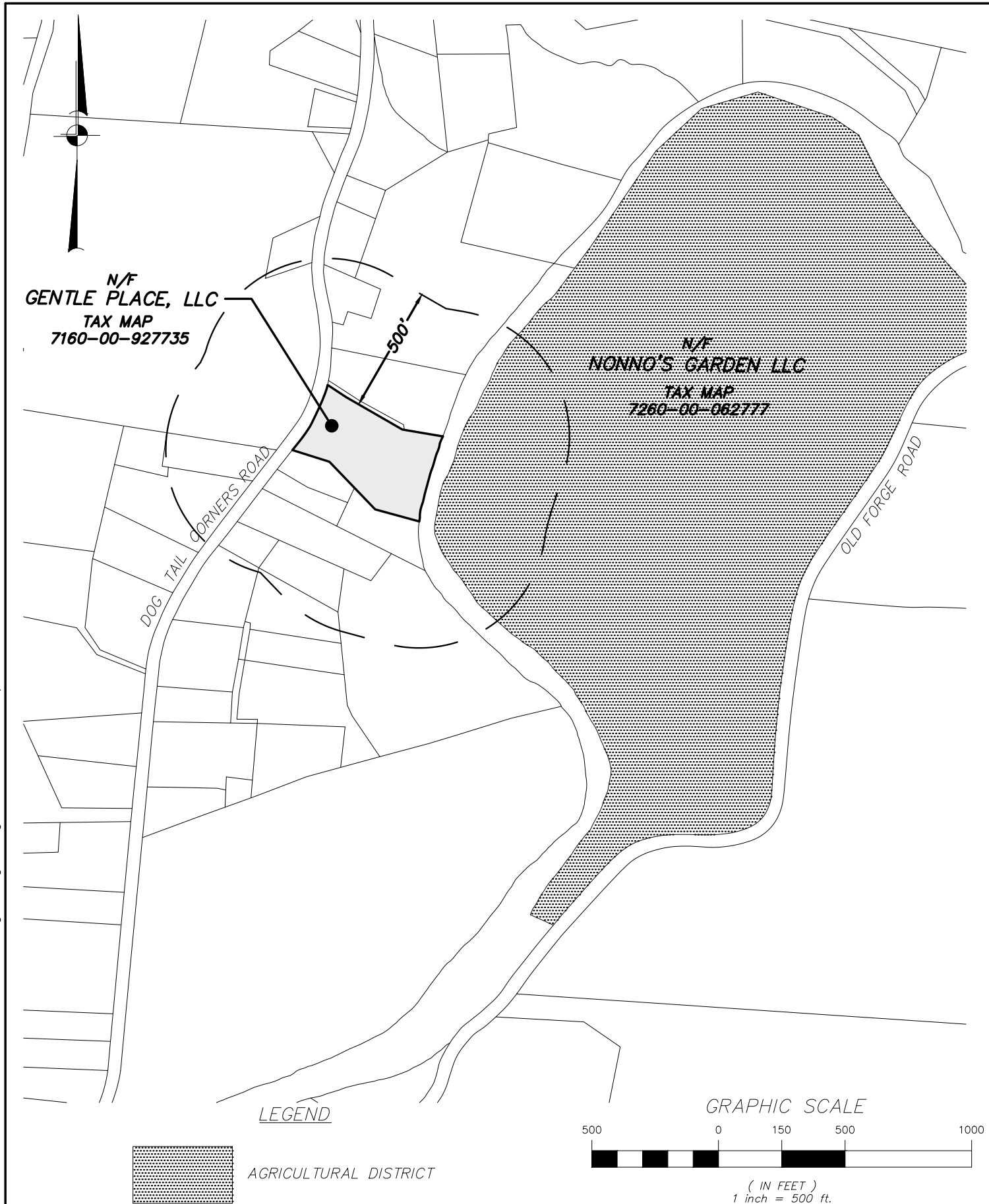
### Section

Drawn / Checked	Project Code
LSAD	RHP
Scale	Plot Date
1/2" = 1'-0" @ 22 X 34	25018
1/4" = 1'-0" @ 11 X 17	
Sheet Number	

A301



Z:\E\24229100 Gentle Place, LLC, 198 AR Home Pre-fab, Dover\Misc Drawing Files\Figure 1.dwg, 2/11/2025 9:44:44 AM, ependleton, 1:1



PROJECT: 198 AR Home  
198 DOG TAIL CORNERS ROAD, DOVER, DUTCHESS COUNTY, NEW YORK  
DRAWING: TAX MAP WITH 500' BUFFER

PREPARED BY: **INSITE**  
ENGINEERING, SURVEYING &  
LANDSCAPE ARCHITECTURE, P.C.  
3 Garrett Place • Carmel, New York 10512  
Phone (845) 225-9690 • Fax (845) 225-9717  
www.insite-eng.com

DATE: 2-12-25  
SCALE: 1"=500'  
PROJECT NO.: 24229.100  
FIGURE: Page 37 of 43

**RECEIVED**

*By Marilyn Van Millon at 9:30 am, Mar 03, 2025*

## Memorandum

**To:** Town of Dover Planning Board  
**From:** AKRF, Inc.  
**Date:** February 28, 2025  
**Re:** 198 Dog Tail Corners Road – Special Permit for Accessory Dwelling  
John Watson, P.E. (Applicant's Engineer)  
**cc:** Kaitlyn Karcheski (Applicant's Representative)  
Victoria Polidoro, Esq. (Planning Board Attorney)  
Joseph Berger, P.E. (Planning Board Engineer)

AKRF, Inc. has reviewed the following documents and plans for the above referenced application:

- Cover Letter prepared by Insite Engineering dated February 12, 2025
- Land Use Application dated January 28, 2025
- Applicant's Letter of Intent dated February 12, 2025
- Letter of Agent dated January 28, 2025
- Agricultural Data Statement dated January 28, 2025
- Agricultural Data Statement Map with 500' Buffer dated February 12, 2025
- Site Plan Drawing Set (3 sheets) prepared by Insite Engineering dated February 12, 2025
- Architectural Cabin Plans (3 sheets) prepared by Leckie Studio Architecture and Design dated January 10, 2025
- Short Environmental Assessment Form dated February 12, 2025

## DESCRIPTION

The Applicant and subject property owner, Gentle Place LLC, is applying for special permit and erosion and sediment control permit approval from the Planning Board for the placement of an approximately 416-square-foot, 1-bedroom prefabricated cabin structure that will be accessory to the principal 4-bedroom residence at 198 Dog Tail Corners Road (132600-7160-00-927735). The subject property is approximately 4.3 acres in size and is zoned RU and within the Stream Corridor, Floodplain, and Principal Aquifer overlays. The cabin is proposed south of the existing primary residence and garage. Utility connections to existing water and electrical infrastructure are also proposed, along with a new 1,000-gallon septic holding tank not connected to a disposal system.

## COMMENTS

### CODE COMPLIANCE

1. An accessory apartment is defined in the Town Code as follows:

*"A dwelling unit occupying the lesser of 1,000 square feet or 30 percent of the floor space of an owner occupied structure containing a principal use that is single-family residential or nonresidential, or a dwelling unit no larger than 1,000 sf located in an accessory structure on an owner occupied property."*

The proposed cabin is an accessory structure on an owner-occupied property, with a floor area less than 1,000 sf (approximately 416 sf).

While the accessory cabin appears to meet the floor area thresholds from the accessory apartment definition, Section 145-11(C) of the Zoning Code states that *"the minimum floor area of a dwelling unit shall be 800 sf, and the minimum for an accessory apartment shall be 500 sf."*

The cabin does not fully meet the Town's definition of a "dwelling unit," since a full kitchen is not proposed (a kitchenette is shown). Therefore, it is unclear if the cabin can be treated as an accessory apartment under the Code. The proposed use of the cabin appears to be more of a lodging / extra bedroom use for guests of the property owner. From Town Code §145-74 a dwelling unit is defined as *"a building or portion thereof providing complete housekeeping facilities for one family."*

If the application proceeds as an accessory apartment and the Applicant later decides to rent out the cabin to a tenant, they would have gone through the proper review process with the Planning Board. However, the Applicant may be required by the Town Building Department at a later date to bring the unit up to code as a "dwelling unit" (install a stove, etc.).

In consideration of the above, the board can seek input from the Code Enforcement Officer on the applicability of a special permit for this application. If the CEO interprets the cabin as an accessory apartment under the Code, granting of an area variance through the ZBA appears necessary due to the floor area being below the minimum 500 sf.

The remaining comments in this memorandum assume the cabin can be treated as an accessory apartment subject to a special permit approval from the Planning Board.

2. Pursuant to Zoning Code §145-12C, one accessory apartment per single-family dwelling may be located in an accessory structure, and the lot containing the accessory apartment must contain the minimum acreage required by the Dimensional Table (§145-11B) (2 acres for the RU district). The subject property is approximately 4.3-acres, which is above the minimum 2 acres.
3. As shown in the Bulk Regulations table on the Site Plan drawing, the primary residence and the proposed accessory cabin appear to meet all yard setback requirements for the RU district.
4. Since the subject property is within the Stream Corridor Overlay, a note should be added to the Site Plan that indicates any future development is subject to provisions/restrictions found at Section 145-14 of the Town of Dover Zoning Code. Additional comments related to the overlay are found below.
5. Since the subject property is within the Town's Aquifer Overlay District, specifically the Principal Aquifer Zone (PAZ). A note should be added to the Site Plan that indicates any future development is subject to provisions/restrictions found at Section 145-15 of the Town of Dover Zoning Code.
6. The approximate boundary of the 100-year floodplain is shown on the Site Plan and the proposed cabin is located outside of the floodplain. A floodplain development permit should not be required.
7. The subject property requires 4 total parking spaces pursuant to §145-38A(2) of the Zoning Code. The existing and proposed condition depicted in the Site Plan set shows adequate space exists for these parking spaces.
8. The Applicant has applied for the erosion and sediment control permit in connection with the special permit request. AKRF defers to the Town Engineer for review of the Erosion and Sediment Control permit requirements of Town Code Chapter 65. The cabin's location within the Stream Corridor Overlay requires ESC permit approval if the total disturbance exceeds 10,000 square feet.

*WETLANDS / WATERCOURSES*

9. The Tenmile River abuts the subject property to the east and the southern extent of the property contains an unnamed stream that flows into the river, making the property subject to the Stream Corridor Overlay District requirements (Code Section 145-14). The Stream Corridor overlay extends 150 feet from the boundary of the river and the stream. These boundaries appear to be depicted correctly on the Site Plan drawing. Within the 150-foot boundary of the overlay, the Zoning Code requires a 100-foot setback for structures, which is also depicted on the plans. The proposed cabin and associated limits of disturbance are located beyond the 100-foot structural setback and therefore appear to be in compliance with the overlay.

However, because the cabin itself is within the 150-foot boundary of the overlay, it requires an erosion and sediment control permit if the area of disturbance exceeds 10,000 square feet (145-14F). The Applicant has applied for the erosion and sediment control permit in connection with the special permit request.

10. Wetlands: Based on aerial photography and the NYSDEC Environmental Resource Mapper, the western extent of the subject property appears to contain freshwater wetlands. There is also an unnamed stream along the southern boundary of the lot that feeds into the Tenmile River. The wetland area (and stream) has not been formally delineated by the Applicant. Rather, the Applicant has approximated the extent of the wetland area based on the available 2-foot contour topographic data from Dutchess County Parcel Access GIS, which shows that there is an approximate 10-foot grade change between the approximate area of the wetland and the remainder of the property's lawn area.

Recent changes to NYSDEC's wetland regulations require a Parcel Jurisdictional Determination (Parcel JD) be submitted through NYSDEC's online request form, available here: <https://survey123.arcgis.com/share/be5c071ff72d4876986b18488721e55f>. A Parcel JD is an assessment made by NYSDEC as to whether a property includes regulated freshwater wetlands or regulated adjacent areas within the area boundaries. The Parcel JD does not state the extent of the wetlands on the property, only if there are jurisdictional wetlands present. To obtain information on the extent of a wetland, a wetland delineation needs to be done to confirm wetland boundaries.

Within 90 days, DEC will provide a JD letter indicating the status of jurisdictional wetlands (i.e., positive or negative) within the requested area. A negative parcel jurisdictional determination means there are no protected wetlands within the area indicated in the request and no wetland permit will be needed for any activities within the defined parcels.

A positive parcel jurisdictional determination means there are protected wetlands within the area indicated in the request, and coordination with regional DEC staff is necessary to determine if a wetland permit may be needed.

There is also a "Consultant Option" for Parcel JD requests where the project has hired a consultant, information on this option is available here: <https://dec.ny.gov/sites/default/files/2025-02/parceljdconsultant.pdf>. Under this option, which requires a delineation by a professional consultant, NYSDEC's Bureau of Ecosystem Health will review and schedule a boundary validation.

AKRF recommends the Applicant review the new regulations and submit the Parcel JD request under either option. As the response time from NYSDEC can vary, the Planning Board may wish to observe the wetland conditions on the property through a site visit in the interim.

*PROCEDURAL*

11. Pursuant to Zoning Code Section 145-10, "accessory apartments" are permitted as special permit uses in the RU district. The submitted application meets the code's definition of a minor project, and a public hearing will be required.
12. Pursuant to Section 37-5 of the Town Code, architectural review of the proposed cabin by the Planning Board (acting as the Architectural Review Board) appears to be required due to the use being subject to a special permit. Architectural plans have been provided by the Applicant.

13. Since the subject property falls within 500 feet of Dog Tail Corners Road (a County Road) and within 500 feet of a farm operation within an agricultural district, the application is subject to referral to the Dutchess County Department of Planning pursuant to General Municipal Law 239-m. The County is required to respond within 30-days of receipt of the referral.
14. Dutchess County Department of Behavioral and Community Health approval will be required for the proposed septic system upgrades on the property. According to the plans, the Applicant proposes to install a new 1,000 gallon septic holding tank that will not be connected to the existing disposal system. It is assumed the holding tank will require periodic pumping by a private disposal company. AKRF defers to the Town Engineer for any comments on the proposed design, including County Health Department procedures/policy related to the use of a holding tank with no disposal system.
15. The subject property appears to share a driveway with the property to the north (202 Dog Tail Corners Road). If documentation related to the shared driveway condition is available, it should be shared with the Planning Board Attorney.

#### *SEQRA*

16. Since this application would technically result in a "two-family residence" on an approved lot, the application can be considered a Type II Action under the State Environmental Quality Review Act (SEQRA), which requires no environmental review. The applicable Type II citation is as follows:

*"6 CRR-NY 617.5(c)(11) - Construction or expansion of a single-family, a two-family or a three-family residence on an approved lot including provision of necessary utility connections as provided in paragraph (13) of this subdivision and the installation, maintenance or upgrade of a drinking water well or a septic system or both, and conveyances of land in connection therewith."*

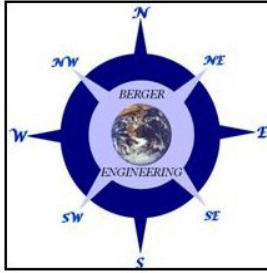
#### **RECOMMENDATIONS**

At the March 3, 2025 meeting, AKRF recommends that the Planning Board discuss the application and consultant comments (including recommended interpretation by the Code Enforcement Officer and the wetland JD), consider classifying the application as a Type II action under SEQRA, consider setting a site walk, and request an increase to the escrow by \$3,500 to \$5,000.



**RECEIVED**

By Marilyn Van Millon at 9:22 am, Mar 03, 2025



**BERGER ENGINEERING AND SURVEYING**

100 Fulton Avenue  
Poughkeepsie, New York 12603  
Engineering Services: (845) 471-7383  
GIS Services: (845) 392-7180  
www.BergerEngr.com

02/21/25

**Chairperson Courtien**

***And members of the Town of Dover Planning Board  
126 East Duncan Hill Road  
Dover Plains, New York 12522***

***Re: 198 AR HOME 7160-00-927735***

*Dear Chairperson Courtien, and Members of the Planning Board:*

Project proposes to add a one bedroom accessory structure to a site which currently has a single family house. Site is 4.3 acres in size and proposes to disturb 5400 sf or 0.12 acre of area.

Site is serviced by individual well and onsite sewage disposal system. The site has a federal wetland in the front and a 100 year flood plain in the rear of the site.

**Plan Review**

Plans dated 02-12-25

1. Plans show a proposed septic tank and the narrative states a new onsite subsurface sewage treatment system is being proposed. Is it the plan to connect to the existing SDS or is a new SDS proposed. If a new SDS is proposed the design needs to be shown. If the existing SDS is being used does it have capacity for the additional structure being proposed?
2. If a new SDS is proposed the area of disturbance will be increased and additional erosion control may be needed.

*Joseph Berger*

***Joseph P Berger P.E., L.S.***

***Town Planning Board Engineer***

***Town of Dover***

## Town of Dover Zoning Board of Appeals

Town of Dover  
 126 East Duncan Hill Road  
 Dover Plains, NY 12522



(845) 832-6111 ext. 100  
 (845) 832-3188 fax

The following is the list of the Town of Dover Zoning Board of Appeals deadlines and meetings. This schedule was created by use of the guidelines the ZBA has in place. This schedule can be changed only at a formal ZBA meeting by way of a motion being made and a vote of the membership on record.

The **Zoning Board of Appeals meetings are scheduled for the 2<sup>nd</sup> Monday** of each Month at 7:00pm at the Town Hall and the deadline for any and all submissions is before **Noon on the Deadline Dates listed below.** To make these deadlines, submissions must be received or be emailed to the [LandUse@DoverNY.us](mailto:LandUse@DoverNY.us).

MEETING DATE	DEADLINE DATE
January 13, 2025	December 23, 2024
February 10, 2025	January 21, 2025
March 10, 2025	February 18, 2025
April 14, 2025	March 24, 2025
May 12, 2025	April 21, 2025
June 9, 2025	May 19, 2025
July 14, 2025	June 23, 2025
August 11, 2025	July 21, 2025
September 08, 2025	August 18, 2025
October 13, 2025 (No Meeting – Columbus Day)	
November 10, 2025	October 20, 2025
December 08, 2025	November 17, 2025

\* All meeting dates are subject to change. Please call the Town of Dover Zoning Board of Appeals Office (845) 832-6111 ext 100 to confirm monthly dates or go to [www.DoverNY.us](http://www.DoverNY.us)

Respectfully submitted,

*Marilyn Van Millon*

Marilyn Van Millon, Zoning Board of Appeals Secretary

Motion to Approve was made by Member Troupe;  
 Second by Member Tchorzyk  
 All in favor