

**Town of Dover
Zoning Board of Appeals**

Monday, June 9, 2025, 7:00 p.m.

126 East Duncan Hill Road

Dover Plains, NY

Members

Chairwoman Debra Kaufman

Member Joseph Tchorzyk

Member Jacob Troupe

Member Joanne Yager

Secretary Marilyn Van Millon

-
- 1. Called to Order/Pledge of Allegiance**
 - 2. Approval of the May 12, 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
 - 4. Future Scheduled Meetings**
 - 5. Adjournment**



TOWN OF DOVER ZONING BOARD OF APPEALS MEETING

Monday, May 12, 2025

The Town of Zoning Board of Appeals held a regular meeting at 7:00 pm on May 12, 2025 with the following members present:

Debra Kaufman, Chair
Jacob Troupe

Joseph Tchorzyk
Joanne Yager

In attendance: Zoning Board of Appeals Attorney Brendan Liberati, ZBA Secretary, Marilyn Van Millon; Richard Zapp (Wenglowski); Evan Pendleton (198 Dog Tail Corners)

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

Minutes

Acceptance of the April 14, 2025 Meeting Minutes

Motion by Member Yager; Second by Member Tchorzyk; all in favor

Motion of Open the Public Hearings was made by Chairwoman Kaufman; Second: Member Tchorzyk; 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**

Chairwoman Kaufman received the document for lead agency from the Planning Board; before this board can proceed

Chairwoman Motion to continue the public hearing to the next meeting; Second by Member Troupe; All in favor

**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**

Mr. Pendleton gave a brief explanation of the project, the applicant would like to construct an accessory pre-fabricated one bedroom cabin on the property for visiting family members and guest to the existing residence, they are requesting an area variance from the town code 145-11(C) from the minimum square foot of floor area of 500 square feet, the cabin has a floor area of 399 square feet. **Chairwoman Kaufman** asked why at that part of the lot and not by the garage? **Mr. Pendleton** the cabin sits below the house and gets tucked into the slope. Chairwoman Kaufman went over the criteria for the variance which will be

included in the resolution. **Attorney Liberati** stated for the record that it is in the resolution as if you read the resolution in its entirety.

**RESOLUTION GRANTING AN AREA VARIANCE FROM SECTION 145-11 (C) OF THE
TOWN OF DOVER ZONING CODE TO ALLOW FOR AN ACCESSORY APARTMENT
WITH ONLY 399 SQUARE FEET OF FLOOR AREA WHERE 500 SQUARE FEET OF
FLOOR AREA IS REQUIRED**

WHEREAS, the Owner, Gentle Place LLC (the “Owner”), is the owner of real property located at 198 Dog Tail Corners Road, Wingdale, New York 12594, also identified as Tax Map Parcel #7160-00-927735 (the “Premises”), which is in the RU Zoning District; and

WHEREAS, the Owner proposes constructing a one-bedroom accessory apartment within an accessory structure (pre-fabricated cabin) on the Premises, along with a new onsite sub-surface sewage treatment system and utility connections to the existing infrastructure; and

WHEREAS, on March 21, 2025, the Dover Building Inspector determined that the structure in question was not a dwelling unit, as defined in the Town Code, but that as an accessory structure, it would need to be 500 square feet, or the Owner would need to request an area variance from the Dover Zoning Board of Appeals (the “ZBA”); and

WHEREAS, the Owner has made an application to the ZBA for an area variance for floor area of an accessory apartment; and

WHEREAS, § 145-11(c) of the Dover Town Code requires a minimum floor area of 500 square feet for an accessory apartment, whereas the proposed accessory apartment has 399 square feet of floor area: **the variance requested is for 101.00 square feet**; and

WHEREAS, a public hearing was held at the Dover Town Hall, 126 East Duncan Hill Road, Dover Plains, New York 12522, on May 12, 2025, to consider the application; and

WHEREAS, the ZBA has considered the facts presented in the application and at the public hearing and finds that:

(1) The proposed application **will not** produce an undesirable change in the character of the neighborhood because it is a good location for the cabin, viewsheds are protected due to its location, and the variance allows for the accessory apartment to be even smaller than what the code requires, lessening any potential undesirable change in the character of the neighborhood.

(2) The benefit sought by the applicant **cannot** be achieved by any other feasible means because of the topography of the land without drastic changes in the existing landscape.

(3) The variance requested **is not** substantial because it is a request for only a 101 square feet variance, which the ZBA views as non-substantial.

(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 property is four acres, is heavily wooded, and has ample space for this accessory apartment: thus, the neighborhood will not be adversely affected by the proposed accessory apartment.

(5) The alleged difficulty necessitating the variance **was** self-created, **but it is not** sufficient to cause a denial of the requested variance.

NOW, THEREFORE, BE IT RESOLVED, that the Dover Zoning Board of Appeals hereby **grants** the application of Gentle Place LLC for an area variance allowing the proposed accessory structure to be only 399 square feet.

Date: May 12, 2025

Moved By: Member Tchorzyk

Seconded By: Member Yager

Resolution Approved:

Debra Kaufman	<u>aye</u>
Joseph Tchorzyk	<u>aye</u>
Jacob Troupe	<u>aye</u>
Joanne Yager	<u>aye</u>

Chairwoman Kaufman motion to close the public hearing; Second Member Troupe; all in favor

Future Scheduled Meetings

June 9, 2025 (Deadline May 19, 2025)

July 14, 2025 (June 23, 2025)

Member Troupe motioned to adjourn the meeting at 7:15PM; second: Member Tchorzyk; 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 1st 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 (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.

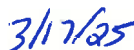
3. Ownership of less than five percent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

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



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)1	5 AC.	8.17 AC.	22.73 AC.	**REAR LOT 9.30 AC.
MINIMUM (TOWN ROAD) FRONTAGES	250 FT.	355.31 FT.	*77.19 FT.	**0 FT.
MINIMUM (TOWN ROAD) FRONT YARD SETBACK6	40 FT.	172.2 FT.	181.6 FT.	54.2 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 COVERAGE8	10%			
MAXIMUM HEIGHT9	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 IV); 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:

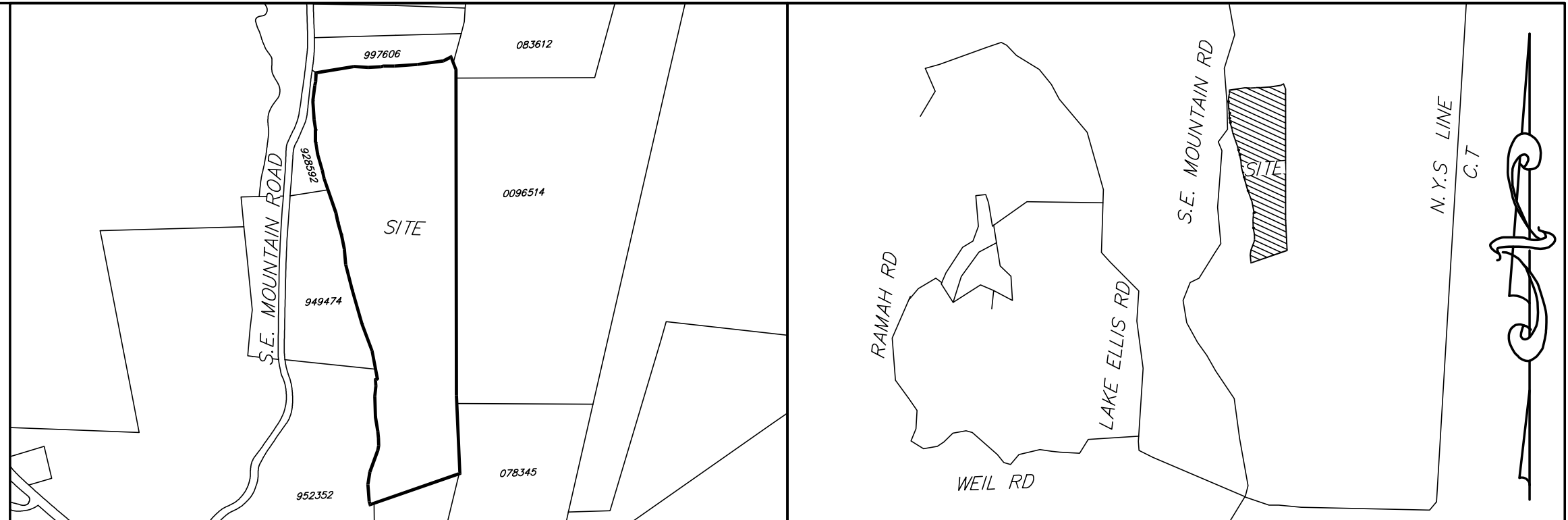
A. EACH REAR LOT MUST HAVE EITHER A MINIMUM FRONTAGE OF 25 FEET ON AN IMPROVED PUBLIC OR PRIVATE ROAD AND AN ACCESS STRIP AS DEFINED IN THIS CHAPTER, OR A DEEDED RIGHT-OF-WAY EASEMENT OVER OTHER LANDS, PROVIDING LEGALLY ADEQUATE AND PHYSICALLY PRACTICAL ACCESS TO A PUBLIC OR PRIVATE ROAD. IN THE HR DISTRICT,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

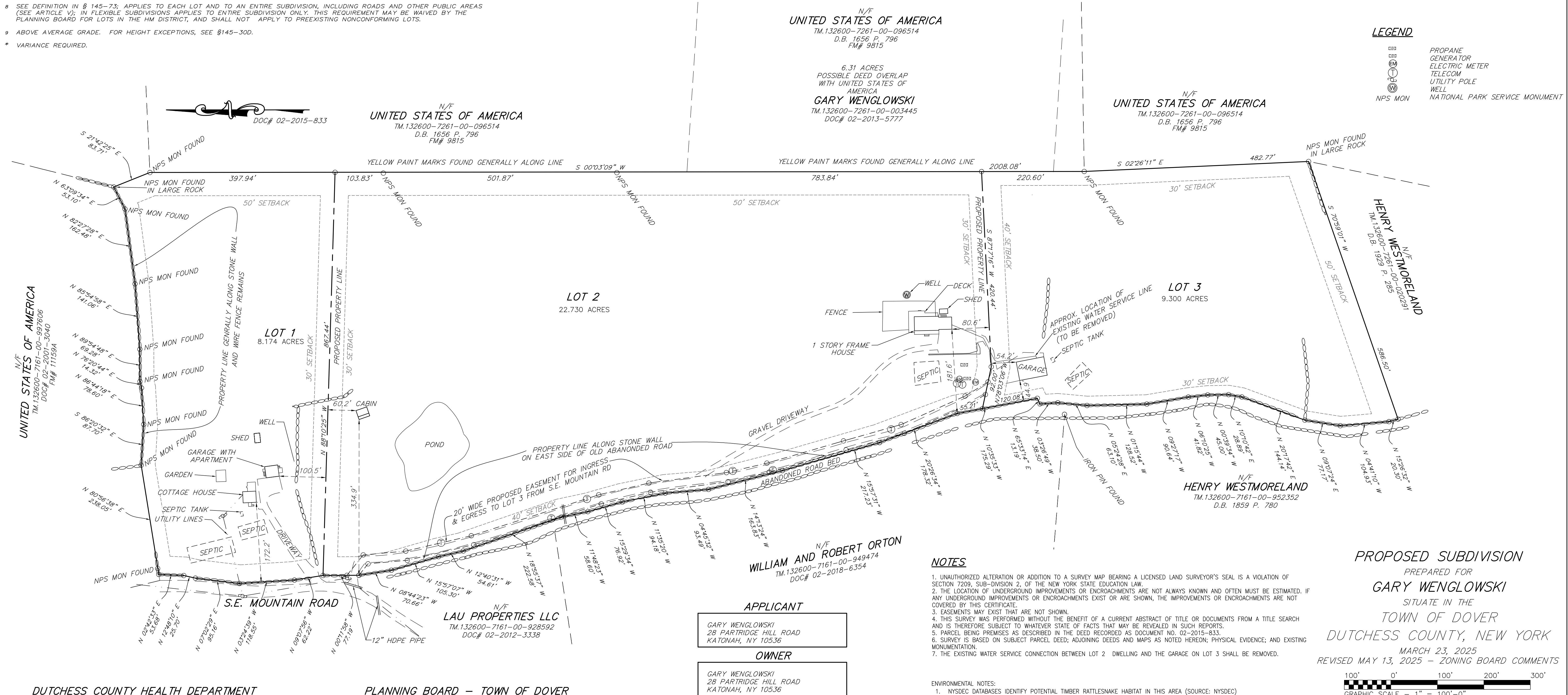
D. THERE SHALL BE NO MORE THAN FOUR ADJOINING ACCESS STRIPS, WHICH MUST SHARE ONE COMMON DRIVEWAY. NO MORE THAN FOUR LOTS MAY BE SERVED BY A COMMON DRIVEWAY. SUBDIVISIONS OF FIVE OR MORE REAR LOTS MUST SATISFY THE REQUIREMENTS FOR CONSERVATION DENSITY SUBDIVISIONS IN § 145-21.

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



AREA MAP
1" = 800'

VICINITY MAP
1" = 2000'



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.
- THE EXISTING WATER SERVICE CONNECTION BETWEEN LOT 2 DWELLING AND THE GARAGE ON LOT 3 SHALL BE REMOVED.

ENVIRONMENTAL NOTES:

- NYSDC DATABASES IDENTIFY POTENTIAL TIMBER RATTLESNAKE HABITAT IN THIS AREA (SOURCE: NYSDC)

OVERLAY DISTRICTS:

- THE PROPERTY IS LOCATED WITHIN THE AQUIFER OVERLAY DISTRICT, SPECIFICALLY THE UPLAND AQUIFER ZONE (UAZ). ANY FUTURE DEVELOPMENT IS SUBJECT TO PROVISIONS/RESTRICTIONS FOUND AT SECTION 145-15 OF THE TOWN OF DOVER ZONING CODE.

CHAD MEUNIER

LAND SURVEYOR

Phone: (845)232-0343
399 Old Route 22
Wassaic, NY 12592

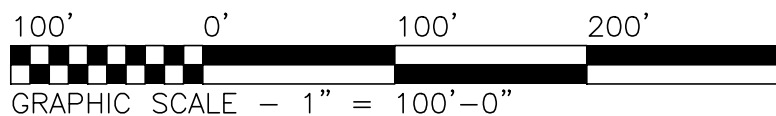


PROPOSED SUBDIVISION

PREPARED FOR
GARY WENGLOWSKI
SITUATE IN THE
TOWN OF DOVER
DUTCHESS COUNTY, NEW YORK

MARCH 23, 2025

REVISED MAY 13, 2025 — ZONING BOARD COMMENTS



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

CHAD MEUNIER NY LS# 051251

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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.

GARY WENGLOWSKI
28 PARTRIDGE HILL ROAD
KATONAH, NY 10536

OWNER

GARY WENGLOWSKI
28 PARTRIDGE HILL ROAD
KATONAH, NY 10536

APPLICANT

GARY WENGLOWSKI
28 PARTRIDGE HILL ROAD
KATONAH, NY 10536

WILLIAM AND ROBERT ORTON
TM.132600-7161-00-949474
DOC# 02-2018-6354



Town of Dover, New York
Donn P Andersen, Building Inspector

*126 East Duncan Hill Road
Dover Plains, New York 12522
Phone (845) 832-6111 x103
Fax (845) 832-3188*

RECEIVED

By Marilyn Van Millon at 3:15 pm, May 20, 2025

May 20, 2025

Town of Dover Planning Board
Town of Dover Zoning Board of Appeals

RE: Wenglowski Proposed Subdivision
Parcel #7261_00_002513

Dear Planning and Zoning Boards;

The building department has been asked to determine if an existing garage can legally be on a proposed newly subdivided lot, with no existing primary structure.

An accessory structure is not allowed on a parcel without a previously built primary structure.

If you have any further questions, please don't hesitate to reach out to me.

Sincerely yours,

Donn P Andersen
Town of Dover
Building Inspector

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 2nd 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.

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

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