



**TOWN OF DOVER
PLANNING BOARD MEETING**

Monday, July 7, 2025, 7:00 p.m.

126 East Duncan Hill Road

Dover Plains, NY

Members

Chairman Ryan Courtien, Member Valerie LaRobardier, Member Paul Palmer, Member Tamar Roman, Member William Sedor, Member Michael Villano, Member Henry Williams, Secretary Marilyn Van Millon

1. **AGENDA IS SUBJECT TO CHANGE**
2. **Call Meeting to Order/Pledge of Allegiance**
3. **Acceptance of June 16, 2025 Meeting Minutes**
4. **Public Hearings**
 - a. **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: Special Permit and Erosion and Sediment Control
5. **Discussion**
 - The Proposed Planned Community Zoning Law
6. **Next Scheduled Meetings**
 - July 21, 2025 (deadline July 2, 2025)
 - August 4, 2025 (deadline July 16, 2025)
7. **Adjournment**

RECEIVED

By Marilyn Van Millon at 10:08 am, Jun 16, 2025

Memorandum

To: Town of Dover Planning Board
From: AKRF, Inc.
Date: June 13, 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 May 28, 2025
- Site Plan Drawing Set (3 sheets) prepared by Insite Engineering dated May 28, 2025
- Interpretation from Donn Andersen, dated March 21, 2025
- Town of Dover Zoning Board of Appeals Resolution, dated May 12, 2025
- Hauser to Strawbridge Deed

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

Comments shown in *italicized* text are recited from AKRF's prior memoranda to the Planning Board. Any new or follow-up comments are presented in **bold** text.

Code Compliance

1. 2/28/2025: *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.

6/13/25: In an interpretation letter from the Town Engineer, the proposed cabin is not required to meet the Town definition of a “dwelling unit”. As such, the application can be treated as an accessory apartment, which required a variance to meet the 500 sf minimum area. The Applicant submitted an application to the Town of Dover Zoning Board of Appeals (ZBA) for an area variance to allow the 399 sf accessory apartment, which was granted at the May 12, 2025 meeting.

2. *2/28/2025: 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.*

6/13/25: Comment acknowledged, no further comment.

3. *2/28/2025: 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.*

6/13/25: Comment acknowledged, no further comment.

4. *2/28/2025: 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.*

6/13/25: Comment addressed. General Note #8 has been added to Drawing OP-1 on the revised site plan set.

5. *2/28/2025: 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.*

6/13/25: Comment addressed. General Note #9 has been added to Drawing OP-1 on the revised site plan set.

6. *2/28/2025: 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.*

6/13/25: Comment acknowledged, no further comment.

7. 2/28/2025: 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.

6/13/25: Comment acknowledged, no further comment.

8. 2/28/2025: 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.

6/13/25: Comment acknowledged, no further comment.

Wetlands / Watercourses

9. 2/28/2025: 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.

6/13/25: Comment acknowledged, no further comment.

10. 2/28/2025: 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.

6/13/25: The Applicant submitted a Parcel Jurisdictional Determination (JD) request to NYSDEC on March 4, 2025. No response has been received to date and the 90-day review period for the Parcel JD submission concluded on June 2, 2025.

According to NYSDEC's website, if an applicant has submitted a Parcel JD and has not received a response from NYSDEC after 90 calendar days, they must send a certified letter with return receipts to the following address notifying of failure to meet the 90-day determination deadline:

NYSDEC Director of the Division of Fish and Wildlife

625 Broadway

Albany, NY 12233-4750

The certified letter must contain the requestor's name and a copy of any materials sent to the department with the initial request. NYSDEC is required to respond to the certified letter within 10 business days. If NYSDEC fails to provide a definite answer within 10 business days of the receipt of such notice, freshwater wetland jurisdiction for the subject parcel shall be deemed waived for a period of five years from the date of the waiver.

Procedural

- 11. 2/28/2025: 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.*

6/13/25: Comment acknowledged and the Applicant requests the Planning Board set a date for a public hearing.

- 12. 2/28/2025: 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.*

6/13/25: Comment acknowledged. The Applicant asks that the Planning Board provide any comments regarding the architecture of the proposed cabin

- 13. 2/28/2025: 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.*

6/13/25: According to Dutchess County Planning, special permits for residential uses (accessory apartments, home occupations, etc.) are exempt from 239-m referral. Therefore, referral is not required for this application.

- 14. 2/28/2025: 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.*

6/13/25: Comment acknowledged. The Applicant has started discussions with the Dutchess County Department of Behavioral and Community Health and they are preparing plans for the review and approval of the proposed holding tank system. The Planning Board may wish to await the Health Department's comments on the proposed system before scheduling a public hearing on the application.

15. 2/28/2025: *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.*

6/13/25: Comment addressed. The ingress and egress easement over the subject property for the shared driveway with the parcel to the south is described in Schedule A of the deed document from Hauser to Strawbridge.

SEQRA

16. 2/28/2025: 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."

6/13/25: Comment acknowledged, no further comment.

Recommendations

At the June 16, 2025 meeting, AKRF recommends that the Planning Board discuss the application and consultant comments, discuss the status of County Health Department review, discuss NYSDEC JD timing, consider classifying the application as a Type II action under SEQRA, and discuss readiness for a public hearing.



June 6, 2025

Director Jacqueline Lendrum
NYSDEC – Division of Fish & Wildlife
Bureau of Ecosystem Health
625 Broadway
Albany, NY 12233

RECEIVED

By Marilyn Van Millon at 9:25 am, Jun 16, 2025

RE: 198 AR Home
198 Dog Tail Corners Road
Town of Dover, Dutchess County
Tax ID # 7160-00-927735

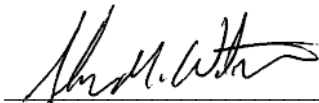
Dear Director Lendrum:

Per 6 NYCRR Part 664.8.f., we are writing to inform you that the 90-day period for a jurisdictional determination has expired as of June 2, 2025. The applicant made a submission for the parcel jurisdictional determination on March 4, 2025; therefore, is submitting by way of certified mail that the NYSDEC has failed to make a parcel jurisdictional determination. Per 6 NYCRR Part 664.8.g, it is our understanding that following 10 business days from the receipt of this certified notice, if a determination is not made, freshwater wetland jurisdiction for the subject parcel is waived for a period of five (5) years.

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, PE
Senior Principal Engineer

JMW/ejp

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

May 28, 2025

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

RECEIVED

By Marilyn Van Millon at 11:19 am, May 28, 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 fourteen (14) 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), last revised May 28, 2025. (3 Full Size, 11 reduced copies)
- Letter from Donn Andersen, dated March 21, 2025.
- Town of Dover Zoning Board of Appeals Resolution, dated May 12, 2025.
- Hauser to Strawbridge Deed.
- One (1) Flash Drive with a digital copy of the Full Application.

With regards to comments received from the town consultants, we offer the following:

Memorandum from AKRF, Inc dated, February 28, 2025:

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.

Based interpretation of the Town Code provided in the attached letter from Donn Andersen, Town of Dover Building Inspector, the proposed cabin is not required to meet the Town definition of a "dwelling unit". As such, the applicant submitted an application to the Town of Dover Zoning Board of Appeals (ZBA) for an area variance for not meeting the minimum 500sf

floor area for the proposed cabin. An area variance for the proposed cabin was granted by the ZBA at the May 12, 2025 meeting.

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. 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.

Comment acknowledged.

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.

Comment acknowledged.

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.

General Note #8 has been added to Drawing OP-1 on the revised site plan set.

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.

General Note #9 has been added to Drawing OP-1 on the revised site plan set.

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.

Comment acknowledged.

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.

Comment acknowledged.

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.

Comment acknowledged.

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.

Comment acknowledged.

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.

A Parcel Jurisdictional Determination (JD) request was submitted to the NYSDEC on March 4, 2025. No response has been received to date. The 90 day review period for the Parcel JD submission will conclude on June 2, 2025.

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.

Comment acknowledged. We would respectfully request that the Planning Board set a public hearing date at the June 16, 2025 meeting.

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.

Comment acknowledged. We would respectfully request that the Planning Board provide any comments regarding the architecture of the proposed cabin.

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.

Comment acknowledged. It is our understanding that the application is exempt from 239-m review as it is a special permit for a residential use based on previous project.

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.

Comment acknowledged. Our office has had further discussion with the Dutchess County Department of Behavioral and Community Health and we are in the process of scheduling witnessed soil testing and preparation of plans for the review and approval of the proposed septic 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.

The ingress and egress easement over the subject property for the shared driveway with the parcel to the south is described in Schedule A of the deed document from John T. Hauser to David A. Strawbridge enclosed herewith.

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."

Comment acknowledged. We respectfully request the Planning Board complete the SEQR process as the June 16, 2025 meeting by considering the proposed action a Type II Action under SEQRA.

Memorandum from Joseph Berger, P.E., L.S., of Berger Engineering and Surveying, dated February 21, 2025:

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*
The site plans have been revised to show the proposed subsurface sewage treatment system.
2. *If a new SDS is proposed the area of disturbance will be increased and additional erosion control may be needed*
Erosion and sediment control facilities are proposed downhill of all proposed soil disturbance activities to prevent the migration of sediment into the downstream receiving waterbodies.

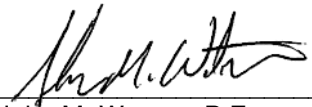
We kindly request the application be placed on your June 16, 2025 Planning Board agenda for further review and discussion in order to complete the SEQR process and set a date for the public hearing.

It should be noted that the applicant has replenished the escrow account for the subject special use permit application and the balance has been increased as requested by the Planning Board and its consultants.

Should you have any questions or comments regarding this information, please feel free to contact our office.

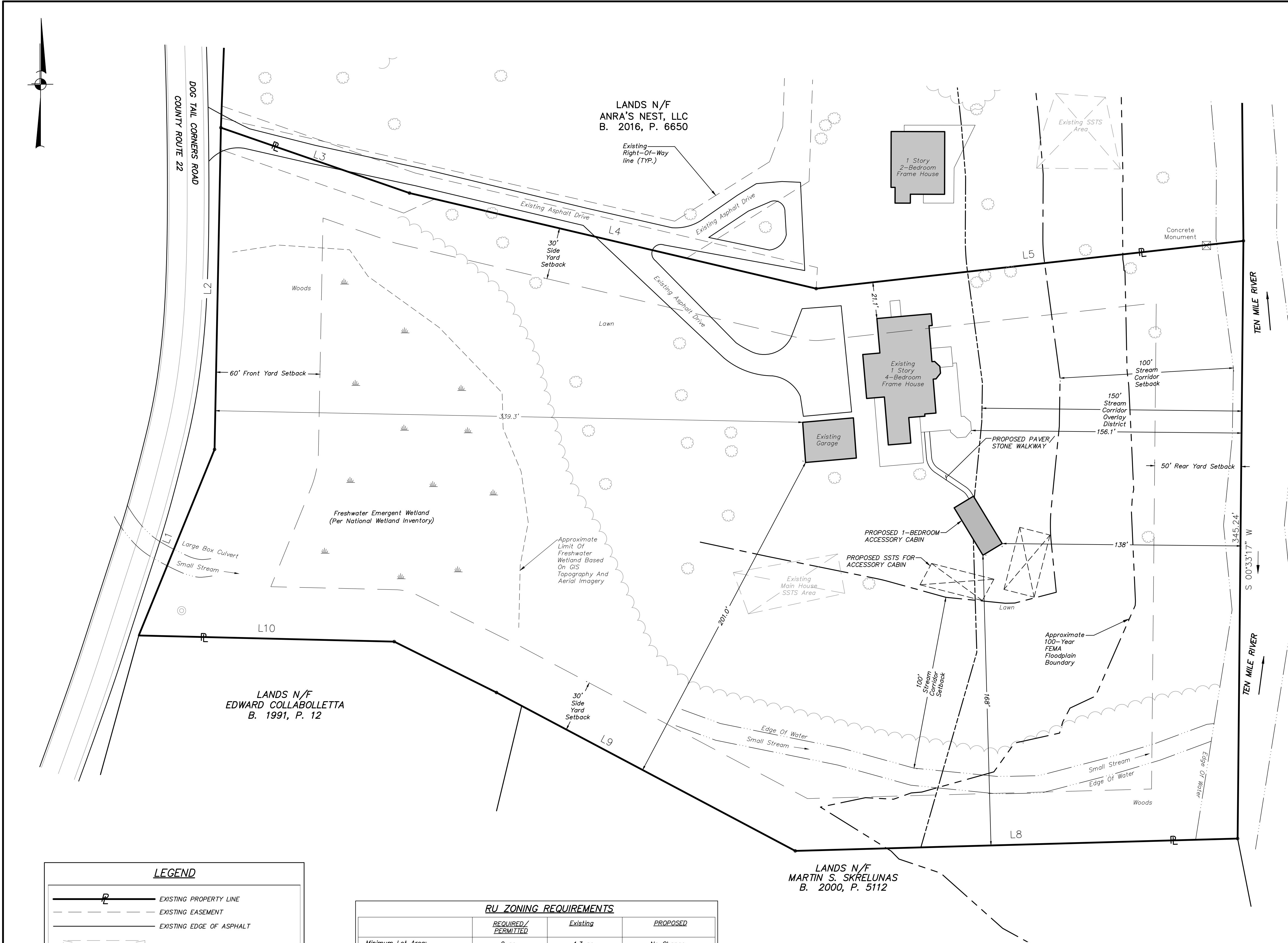
Very truly yours,

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



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING SSTS
	EXISTING EDGE OF WATER
	EXISTING WETLAND
	EXISTING 100 YR. FLOODPLAIN BOUNDARY
	EXISTING STREAM CORRIDOR SETBACK
	EXISTING STREAM CORRIDOR OVERLAY DISTRICT
	EXISTING DECIDUOUS TREE
	EXISTING TREELINE

RU ZONING REQUIREMENTS			
	REQUIRED/ PERMITTED	Existing	PROPOSED
Minimum Lot Area:	2 ac.	4.3 ac.	No Change
Maximum Density:	1 ac./du	4.3 ac./du	2.15 ac./du
Minimum Road Frontage:	300'	301'	No Change
Minimum Front Yard:	60'	339.3'	No Change
Minimum Side Yard:	30'	21.1'	No Change
Minimum Rear Yard:	50'	156.1'	137'
Maximum Height:	35'	Less Than 35'	No Change
Maximum Impervious Surface:	10%	4.2%	4.3%

Note: An area variance was granted by the Town of Dover Zoning Board of Appeals on May 12, 2025 from Section 145-11(O) of the Town of Dover Zoning Code to allow for an accessory apartment with a floor area of 399 square feet within the proposed accessory cabin.

LINE	BEARING	DISTANCE
L1	N 22°09'50" E	116.04'
L2	N 01°07'40" E	185.87'
L3	S 70°52'50" E	115.30'
L4	S 76°46'40" E	241.27'
L5	N 83°37'30" E	248.29'
L8	S 88°24'20" W	255.60'
L9	N 62°04'10" W	195.31'
L10	N 88°37'20" W	147.58'

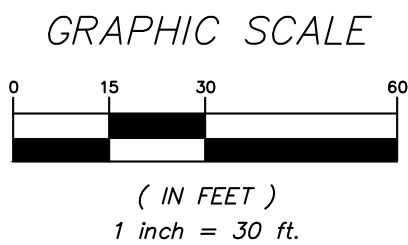
OWNER CONSENT NOTE

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENTS TO ALL ITS SAID TERMS AND CONDITIONS AS STATED HEREON.

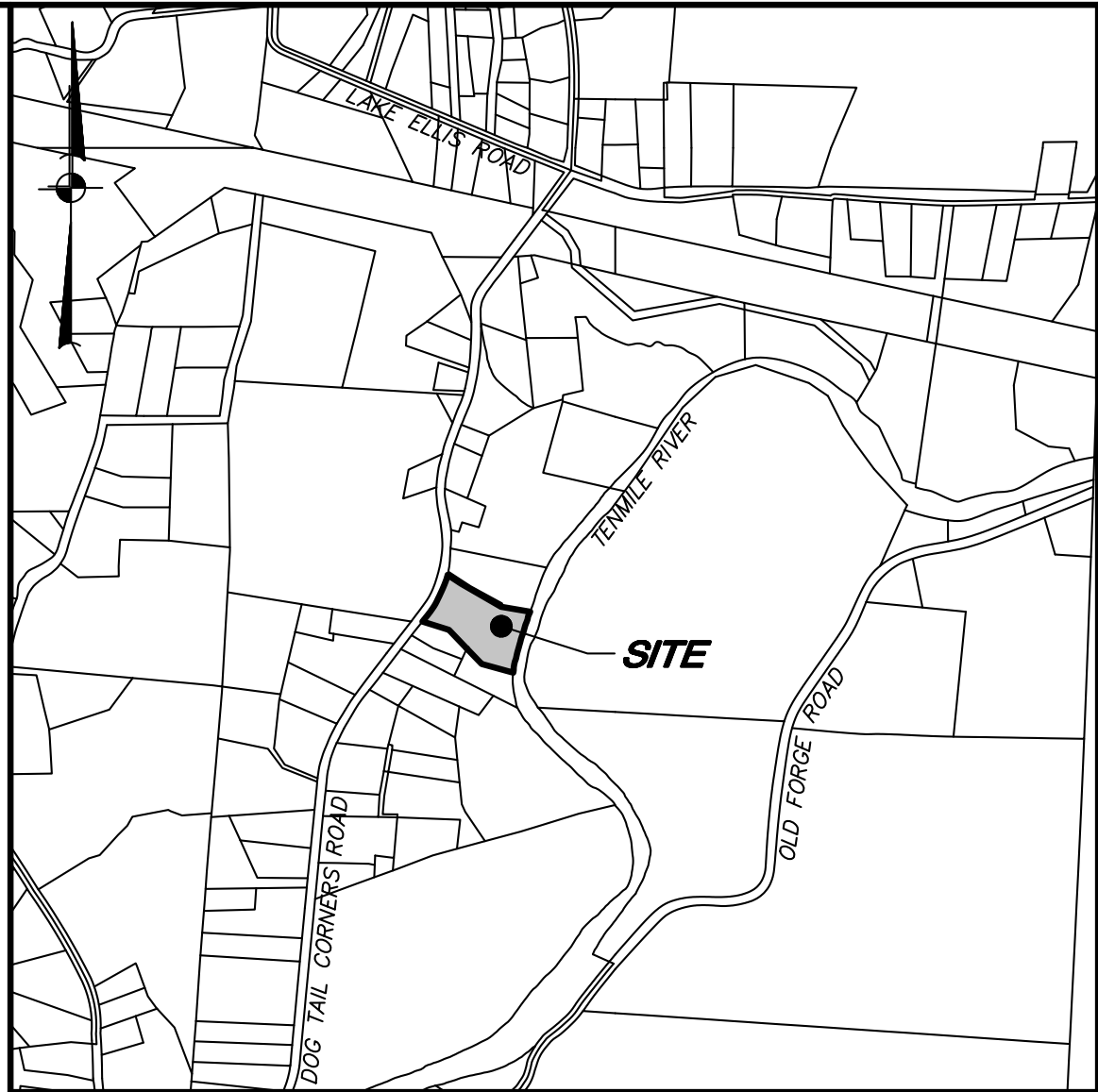
SIGNED THIS _____ DAY OF _____, _____

BY: _____

Gentle Place, LLC
P.O. Box 540205
Houston, Texas 77254



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.



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.: 132600-00-927735

- 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.
 - As the projects site is located within the Town of Dover Stream Corridor Overlay District, any future development is subject to provisions/restrictions found at Section 145-14 of the Town of Dover Zoning Code.
 - As The project site is located within the Town of Dover Aquifer Overlay District, specifically the Principal Aquifer Zone (PAZ), any future development is subject to provisions/restrictions found at Section 145-15 of the Town of Dover Zoning Code.

- 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", NYSDDEC
 - "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.

1	5-28-25	REVISED FOR PLANNING BOARD COMMENTS	R.A.R.
NO.	DATE	REVISION	BY

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

PROJECT: 198 ARHOME
PROPOSED ACCESSORY STRUCTURE

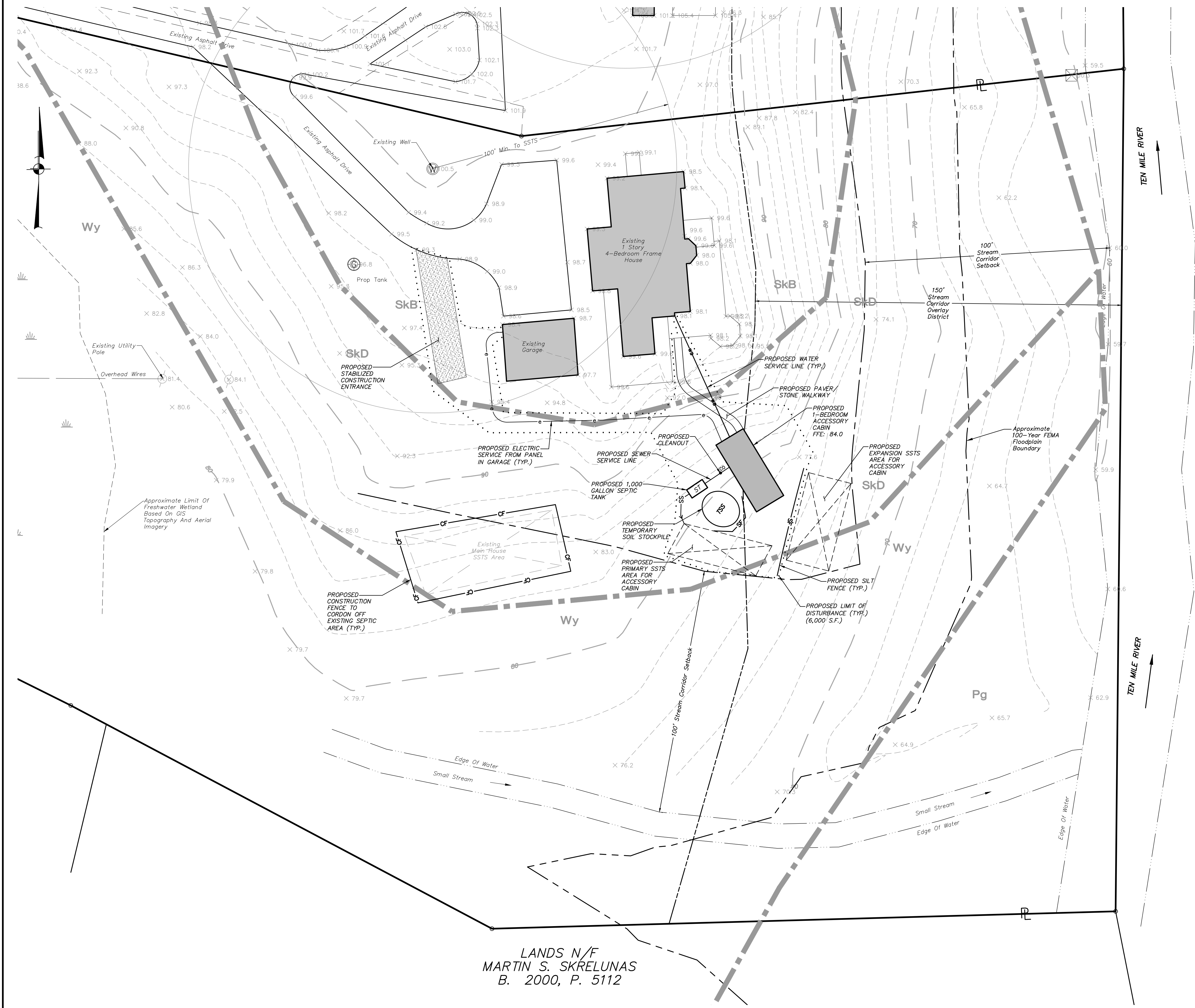
198 DOG TAIL CORNERS ROAD, TOWN OF DOVER, DUTCHESS COUNTY NEW YORK

DRAWING: OVERALL PLAN

PROJECT NUMBER	24229.100	PROJECT MANAGER	J.M.W.	DRAWING NO.		SHEET	
DATE	2-12-25	DRAWN BY	C.M.S.				
SCALE	1" = 30'	CHECKED BY	E.J.P.				

OP-1

1/3



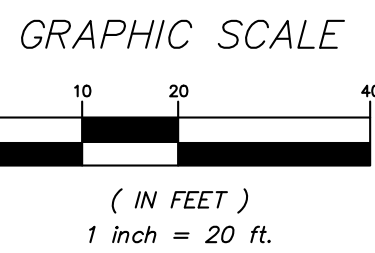
LEGEND

- 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.

LANDS N/F
MARTIN S. SKRELUNAS
B. 2000, P. 5112



1	5-28-25	REVISED FOR PLANNING BOARD COMMENTS	R.A.R.
NO.	DATE	REVISION	BY

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

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

PROJECT: **198 ARHOME**
PROPOSED ACCESSORY STRUCTURE
198 DOG TAIL CORNERS ROAD, TOWN OF DOVER, DUTCHESS COUNTY NEW YORK

DRAWING: **SITE PLAN**

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

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.

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 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: Silt 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 Specifications 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 "NYSOT 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. All storm 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.



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.

The drawing consists of two views: a cross-section and a plan view.

Cross-Section View (Top): Shows a trench with a width of 12" MIN. and a depth of 6" MIN. The trench is filled with 3 in. CLEAN STONE. The bottom of the trench is on a COMPACTED SUBGRADE. The trench is lined with MIRAFI 600X FILTER FABRIC OR APPROVED EQUAL.

Plan View (Bottom): Shows the trench's length, which is 50' MIN. The trench starts at the EXIST PAVEMENT. The trench is lined with MIRAFI 600X FILTER FABRIC OR APPROVED EQUAL.

Labels:

- 12" MIN. WIDTH
- 3 in. CLEAN STONE
- 6" MIN.
- COMPACTED SUBGRADE
- MIRAFI 600X FILTER FABRIC OR APPROVED EQUAL
- SECTION
- START AT EXIST PAVEMENT
- 50' MIN. LENGTH
- PLAN

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 APPLY)
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 TRAPPING 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 ENTRY 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.

PLAN

5" DIA. OUTLET
4'-10"

8'-6"

(3) 5" DIA. KNOCKOUT INLETS (TYP.)

—PRECAST CONCRETE SEPTIC TANK AS MANUFACTURED BY PRECAST CONCRETE SALES

0'-6" MIN. TO 1'-0" MAX. SOIL COVER (MANHOLE TO GRADE REQUIRED IF OVER 1'-0" OF SOIL COVER)

6"x9" COVER

4" DIA. OUTLET PIPE
1 1/2" MIN. SLOPE

20"x8" COVER

10"x14" COVER

FINISHED GRADE

SECTION

5'-5"

4"

1'-8 1/2"

4'-0"

1'-3"

10"

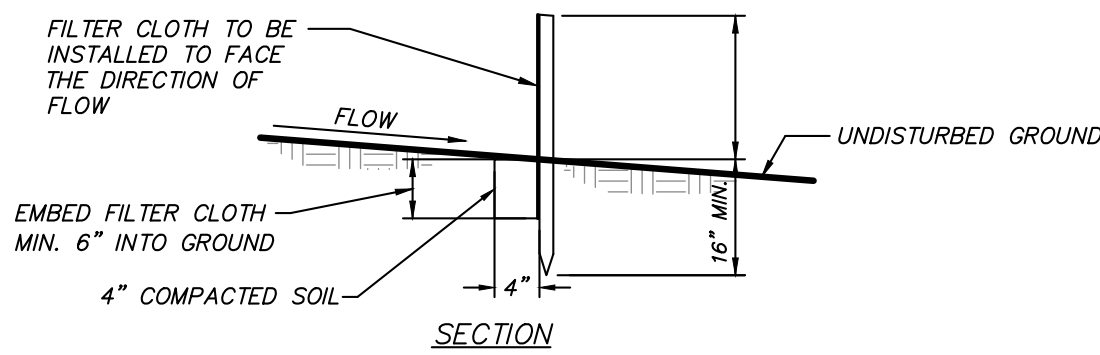
3"

4" DIA. INLET PIPE
2% MIN. SLOPE

MINIMUM 3" THICK LAYER OF SAND OR PEA GRAVEL

LIQUID LEVEL

1,000 GALLON SEPTIC TANK DETAIL
(N.T.S.)



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WHEN WIRE FENCE IS TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
 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 OVERLAP BY 6 INK INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100, STABILUNA 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.

1'-8 1/2"

1'-3 1/2"

BAFFLE

PROVIDE A 90° ELBOW ON INLET PIPE

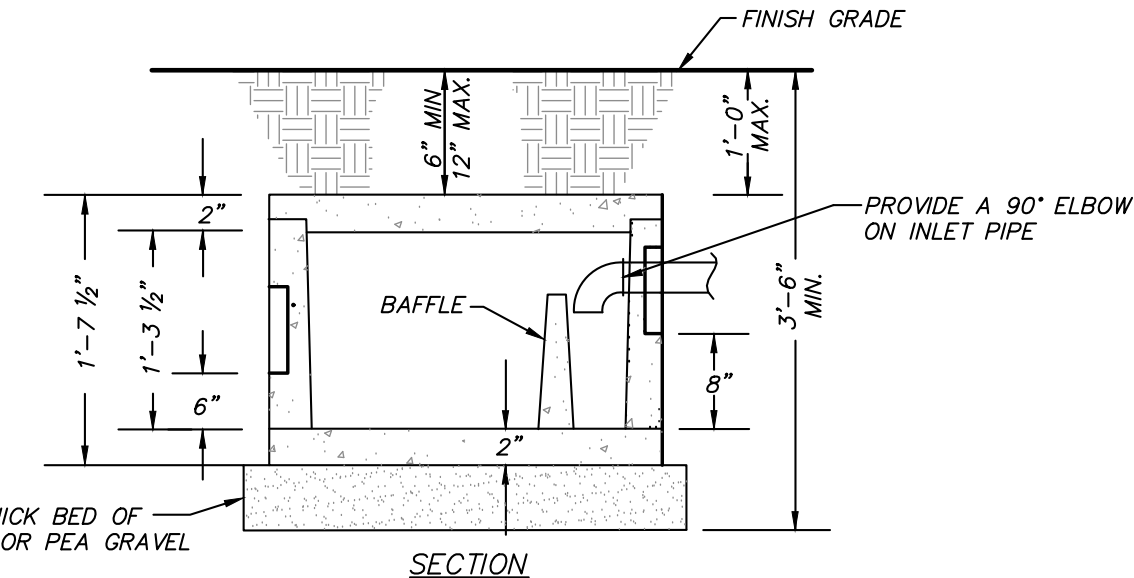
5" DIA. INLET

PRECAST CONCRETE DISTRIBUTION BOX AS MANUFACTURED BY PRECAST CONCRETE SALES CO.

7 1/2" TYP.

(6) 5" DIA. OUTLETS

PLAN VIEW



NOTES:

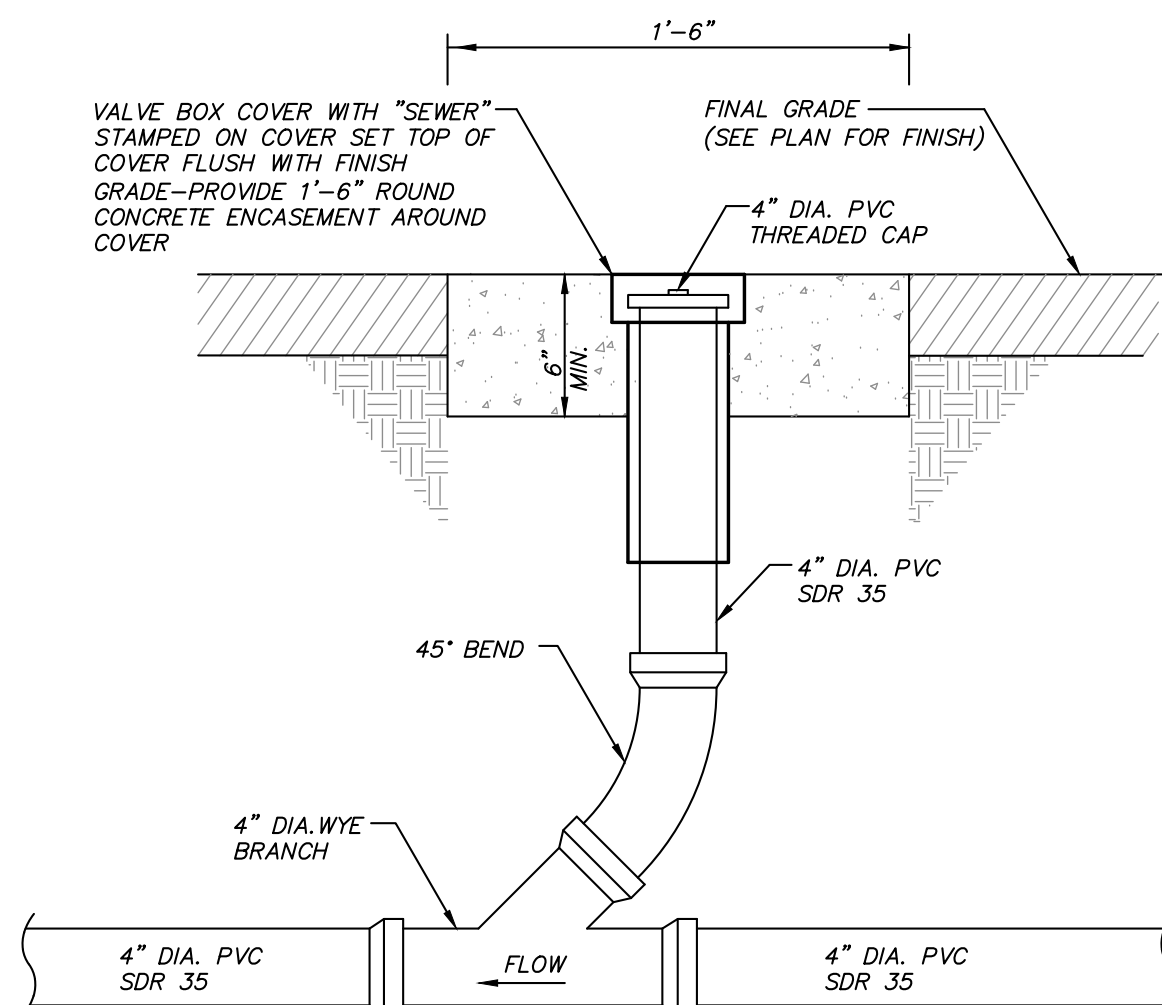
1. PROVIDE 2" OF SOLID PIPE BEFORE START OF ABSORPTION TRENCH PERFORATED PIPES.
2. THE BOTTOM OF THE BOX MUST BE LEVEL AND SUPPORTED SOLIDLY TO BELOW THE FROST LINE. THE FOOTING IS TO EXTEND TO 36" BELOW THE GROUND LEVEL.
3. PROVIDE 2" MINIMUM SEPARATION BETWEEN INLET & OUTLET INVERTS.
4. DISTRIBUTION BOX TO BE LAID LEVEL AND EQUIPPED WITH SPEED LEVELERS
5. ANY UNUSED OUTLETS SHALL BE PLUGGED.
6. PROVIDE 2" MINIMUM SEPARATION FROM OUTLET INVERT TO FLOOR OF DISTRIBUTION BOX

CROSS SECTION

- NOTES: 1. PROVIDE 2' OF SOLID PIPE AT THE BEGINNING OF EVERY TRENCH.
2. PROVIDE END CAPS AT THE END OF EACH ABSORPTION TRENCH.
3. THE SLOPE OF THE PERFORATED PIPES SHALL BE BETWEEN A MINIMUM OF 1/32"/FT AND A MAXIMUM OF 1/16"/FT. ABSORPTION TRENCHES ARE DOSED BY PUMPING OR BY A DOSING TANK. DOSED TRENCHES SHALL BE DOSED FREQUENTLY.
4. A MINIMUM FIVE (5) FOOT SEPARATION DISTANCE MUST BE PROVIDED BETWEEN THE BOTTOM OF THE ABSORPTION TRENCH AND THE PRESENCE OF SEASONAL HIGH GROUND WATER AND/OR LEDGE ROCK.

LONGITUDINAL SECTION

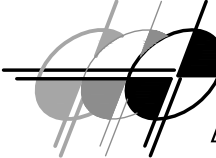

ABSORPTION TRENCH DETAIL
(N.T.S.)

[illegible]

TOPSOIL (4" MIN.), SEED & MULCH OR WHEN IN PAVEMENT SEE PAVEMENT DETAIL
 FINISHED GRADE
 MAGNETIC UNDERGROUND MARKING TAPE, LABEL FOR APPROPRIATE UTILITY.
 SUITABLE BACKFILL FREE OF ORGANIC MATERIAL AND STONES > 4". COMPACT IN 6" LIFTS TO 90% MAXIMUM DRY DENSITY.
 5'-0" MIN. COVER
 6" MIN.
 4" MIN.
 1"Ø 200 PSI COPPER TUBING SIZE (CTS) POLYETHYLENE (PE) WATER SERVICE LINE
 COMPACTED RUN OF BANK GRAVEL OR WASHED SAND
 1'-0" 1'-0"
 COMPACTED SUBBASE

WATER SERVICE LINE TRENCH DETAIL
(N.T.S.)

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.

1	5-28-25	REVISED FOR PLANNING BOARD COMMENTS		R.A.R.
NO.	DATE	REVISION		BY
 INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.		3 Garrett Place Carmel, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com		
PROJECT:				
		<u>198 ARHOME</u> <u>PROPOSED ACCESSORY STRUCTURE</u> 198 DOG TAIL CORNERS ROAD, TOWN OF DOVER, DUTCHESS COUNTY NEW YORK		
DRAWING:		<u>DETAILS</u>		
PROJECT NUMBER	24229.100	PROJECT MANAGER	J.M.W.	DRAWING NO.
DATE	2-12-25	DRAWN BY	C.M.S.	D-1 <div style="display: inline-block; vertical-align: middle; text-align: center;"> $\frac{3}{1}$ </div>
SCALE	1' = 20'	CHECKED BY	E.J.P.	



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*

March 21, 2025

Parcel 132600_7160_00_927735
198 Dog Tail Corners Road
RE: Special Permit for Accessory Dwelling

Town of Dover Planning Board:

It is understood that the applicant owner, Gentle Place LLC, is applying for a special permit for a detached accessory apartment that is 416 sq. ft in size.

As per Town Code 145-11(c), The minimum square footage for an accessory apartment is 500 square feet and shall be required of the applicant.

Furthermore, by Town Code definition, a Dwelling Unit is required to be a minimum of 800 square feet and provide for complete housekeeping services. It is our interpretation that the proposed buildings are accessory to a primary use residence and are not subject to the definition of a dwelling unit. Although there is no stated requirement for a kitchen or kitchenette in an accessory apartment it is within the owners right to install one or not.

To further clarify our interpretation of a dwelling unit, we believe the intent of this definition is to require owners to have a minimum sized primary residence on a parcel. In the spirit of the code the dwelling unit requirement shall not be a consideration for this application, but the accessory apartment must meet the minimum square footage of 500 or obtain an area variance from the Zoning Board of Appeals.

All Planning Board approvals and resolution requirements must be completed before the Building Department can consider any Building Permit Applications.

Sincerely yours,

Donn P Andersen
Town of Dover
Building Inspector

DUTCHESS COUNTY CLERK RECORDING PAGE

RECORD & RETURN TO:

COMMONWEALTH LAND TITLE INSURANCE CO.
50 MAIN STREET
WHITE PLAINS NY 10601

RECORDED: 01/12/94

AT: 15:35:21

COUNTY CLERK: #268

RECEIVED FROM: COMMONWEALTH LAND TITLE

GRANTOR: HAUSER JOHN T
GRANTEE: STEWBRIDGE DAVID A

RECORDED IN: 152
INSTRUMENT TYPE:

TAX
DISTRICT: DOVER

EXAMINED AND RECORDED AS FOLLOWS:

RECORDING CHARGE: 57.00

NUMBER OF PAGES: 5

TRANSFER TAX AMOUNT: 370.00

TRANSFER TAX NUMBER: 4003769

E & A FORM: Y

TP-584: Y

COUNTY CLERK BY: SRB
RECEIPT NO: R01501
BATCH RECORD: D00011

WILLIAM L. PAROLI, JR.
County Clerk



CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE SIGNED BY LAWYERS ONLY.

THIS INDENTURE, made the 29th day of December, nineteen hundred and ninety-seven
 BETWEEN JOHN T. HAUSER and LEE S. HAUSER, (no number) Dogtail
 Corners Road, Wingdale, New York 12594

party of the first part, and DAVID A. FRAMBRIDGE, One Lincoln Plaza, Apt. 32B,
 New York, New York 10023

party of the second part,

WITNESSETH that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

All that certain lot or lots of land with the buildings and improvements thereon, more or less, situate, being and described as follows:

See Schedule A attached hereto and made a part hereof

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center line thereof, TOGETHER with the appurtenances and all the estate and rights in the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" wherever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

John T. Hauser
 JOHN T. HAUSER

Lee S. Hauser
 LEE S. HAUSER

STATE OF NEW YORK, COUNTY OF New York

On the 27 day of December 19 97, before me personally came JOHN T. HAUSER and LEE S. HAUSER

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that they executed the same.


Notary Public
HENRY ZELENITZ
Notary Public, State of New York
No. 24-979530
Residing in Nassau County
Commission Expires October 31, 1999

STATE OF NEW YORK, COUNTY OF

On the _____ day of _____, 19____, before me personally came _____

In the known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF _____
On the _____ day of _____, 19____, before me personally came _____

to me known, who, being to me duly sworn, did depose and say that he resides at No. _____

that he is the _____ of _____

_____ the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that he was so affixed as a member of the board of directors of said corporation; and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF _____

On the _____ day of _____, 19____, before me personally came _____

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being to me duly sworn, did depose and say that he resides at No. _____

that he knows _____

_____ to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

RECORDED BY
COMMONWEALTH TITLE INSURANCE CO.
50 Main Street
White Plains, New York 10606

Buyer and Seller Wred

With Covenant Against Grantors' Acts

Title No. _____


JOHN T. HAUSER and
LEE S. HAUSER

DAVID A. STRAUBRIDGE

SECTION 62d R 24 1160-00-938765-00
BLOCK _____
LOT _____
CITY OR TOWN Dover, Dutchess Co.

RETURN BY MAIL TO:

COMMONWEALTH LAND TITLE
INSURANCE COMPANY
50 MAIN STREET
WHITE PLAINS, NEW YORK 10606

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDER TITLES
Distributed by
SECURITY TITLE AND GUARANTY COMPANY
CHARTERED 1920  IN NEW YORK

SCHEDULE A

ALL that certain piece, place or parcel of land, with the buildings and improvements thereon, situated, lying and being in Webatuck, in the Town of Dover, County of Dutchess and State of New York, bounded and described as follows:

BEGINNING at a point on the east side of Dog Tail Corners Road at the southwest corner of the parcel herein conveyed which point is the northwest corner of land now or formerly of Robert H. Smith and Lillian M. Smith, his wife, acquired by them by a deed recorded in Dutchess County Clerk's Office on May 1, 1950, in Liber 742 of deeds at page 183, and;

THENCE along land now or formerly of Smith, South 70 degrees 57 minutes 50 seconds East 115.30 feet and South 76 degrees 46 minutes 40 seconds East a distance of 241.27 feet to land formerly of Raymond Smith conveyed to Hauser;

THENCE RUNNING North 83 degrees 31 minutes 30 seconds East along an old fence and through a stake a distance of 248.29 feet to the west bank of Ten Mile River;

THENCE North along the west bank of Ten Mile River a distance of 131.14 feet to a point opposite a stake driven into the ground on the West bank of the Ten Mile River;

THENCE North 89 degrees 31 minutes 00 seconds West along other lands of Hauser, formerly lands of Fahnestock, 583.64 feet to an iron stake driven into the ground on the east side of Dog Tail Corners Road;

THENCE South 02 degrees 11 minutes 35 seconds West along the East side of Dog Tail Corners Road 136.83 feet to the point or place of beginning.

SUBJECT to a right-of-way for the purpose of ingress and egress, to other lands of Hauser described as follows:

BEGINNING at the southwesterly corner of the herein described 2.7 acres, more or less, said point also marking the northwesterly corner of lands of David A. Strawbridge described in Liber 1699 of Deeds at page 119; thence along the easterly side of Dog Tail Corners Road, N 02 degrees 09' 25" E 5.40 feet to a point; thence through the herein referenced 2.7 acres, more or less, S 77 deg. 12' E. 262.60 feet, N 57 deg. 25' E 64.60 feet, N 20 deg. 44' E 21.60 feet and N 02 deg. E 131.56 feet to the northwesterly corner of the herein described right-of-way; thence along lands of John T. Hauser and Lee S. Hauser described in Liber 1663 of Deeds at Page 89, S 89 deg. 31' 00" E 15.50 feet to a point; thence through the herein referenced 2.7 acres, more or less, S 02 deg. W 164.94 feet and S 57 deg 57' W 84.19 feet to a point at the northerly line of lands of Strawbridge thence along the same, N 76 deg. 46' 40" W 164.48 feet and N 50 deg. 52' 50" W 115.30 feet to the point or

place of beginning.

TOGETHER with all riparian rights of the grantor to the waters and land in the bed of the Ten Mile River adjoining the premises herein conveyed to the center line of said river.

TOGETHER with all the rights of the seller to the land lying in the road in front of and adjoining said premises to the center-line thereof.

SUBJECT to utility easements of record.

THE GRANTORS abandon any rights they may have in connection with the easements described in Liber 742, Page 187 and Liber 1058, Page 202. It being intended that the right-of-way described above for the purpose of ingress and egress to other lands of Hauser be substituted in the place of the easements described in Liber 742, Page 187 and Liber 1058, Page 202.

THE GRANTORS hereby abandon any rights they may have in connection with the easement described in Liber 1281, Page 673 in favor of John T. Hauser, his distributees and assigns to maintain a water pipe from a well on the above described premises to the house of John T. Hauser lying to the North of the above described premises, and to maintain a water pipe running from said well to the house lying to the South of the above described premises and the right of said John T. Hauser to draw water from said well to be used in each of the said two houses.

BEING and intended to be all of the certain tract or parcel of land described in a conveyance from Raymond D. Smith and Grace Smith to John T. Hauser and Lee S. Hauser by Deed dated June 1, 1966 and recorded at the Dutchess County Clerk's Office in Liber 1206 of Deeds at page 107 and all of that certain tract or parcel of land described in a conveyance from Ann Carrington to John Hauser and Lee Hauser by Deed dated February 10, 1970 and recorded at the Dutchess County Clerk's Office in Liber 1281 of Deeds at page 673.

Town of Dover Zoning Board of Appeals

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



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

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:

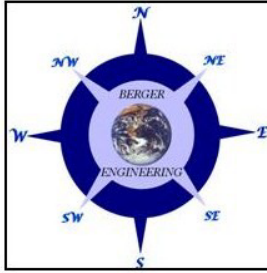
Debra Kaufman	<u>aye</u>
Joseph Tchorzyk	<u>aye</u>
Jacob Troupe	<u>aye</u>
Joanne Yager	<u>aye</u>



Zoning Board of Appeals Chair Debra Kaufman

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

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.



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:

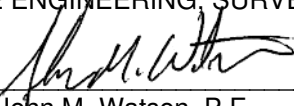
- Site Plan Drawing Set (3 Sheet Total) dated February 12, 2025. (4 Full Size, 8 11" x 17")
- Land Use Application (Special Use Permit with Erosion and Sediment Control Permit) dated January 28, 2025.
- Special Permit Submission Checklist.
- Applicant's Letter of Intent, dated February, 12, 2025.
- Letter 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 &

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)

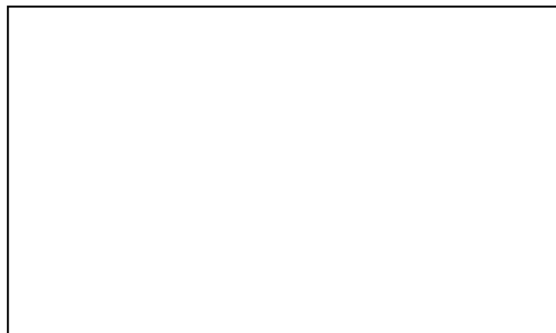
Current 0 SF Proposed 416 SF

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

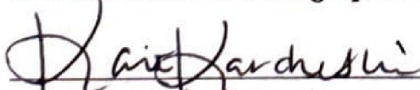


(845) 832-6111 Ext 100

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) <u>Nonno's Garden LLC</u> <u>Tax Map 132600-7260-00-123587</u> <u>132 Old Forge Road</u>	(b) _____ _____ _____
(c) <u>Nonno's Garden LLC</u> <u>Tax Map 132600-7260-00-062777</u> <u>Old Forge Road</u>	(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

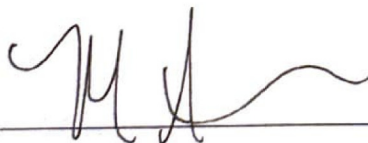
Grid Number 132600-7160-00-927735-0000.

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 

Date 1/28/2025

TOWN OF DOVER

SPECIAL PERMIT/SITE PLAN SUBMISSION CHECKLIST			
Applicant/Site Plan Name: Kaitlyn Karcheski / 198 AR Home			
	Yes	Inc*	NA/W**
HAVE YOU SUBMITTED:			
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
DOES YOUR SITE PLAN CONTAIN:			
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			
Applicant/Site Plan Name: Kaitlyn Karcheski / 198 AR Home			
	Yes	Inc*	NA/W**
HAVE YOU SUBMITTED:			
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		
DOES THE SITE PLAN INCLUDE A TABLE CONTIANING THE FOLLOWING:			
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
THE LOCATION OF ALL PRESENT AND PROPOSED:			
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			
Applicant/Site Plan Name: Kaitlyn Karcheski / 198 AR Home			
	Yes	Inc*	NA/W**
THE LOCATION OF ALL PRESENT AND PROPOSED UTILITY SYSTEMS INCLUDING:			
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		
TRAFFIC FLOW PATTERNS WITHIN THE SITE, INCLUDING:			
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
ELEVATION DETAILS SUCH AS:			
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

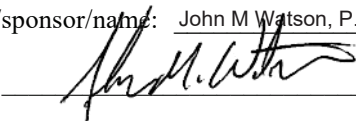
Instructions for Completing

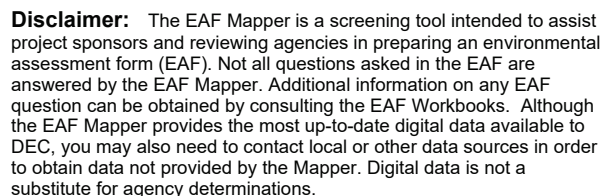
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

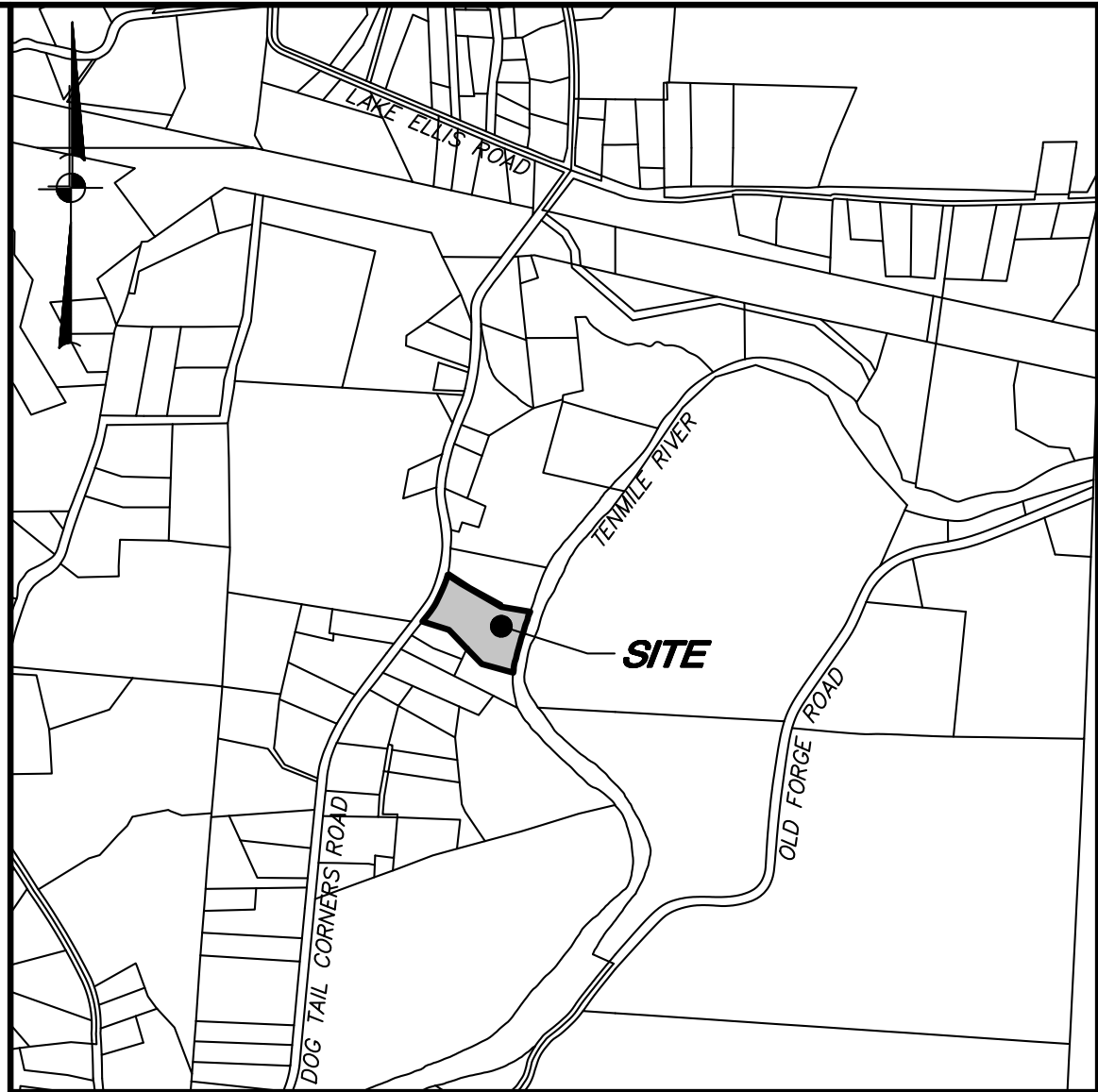
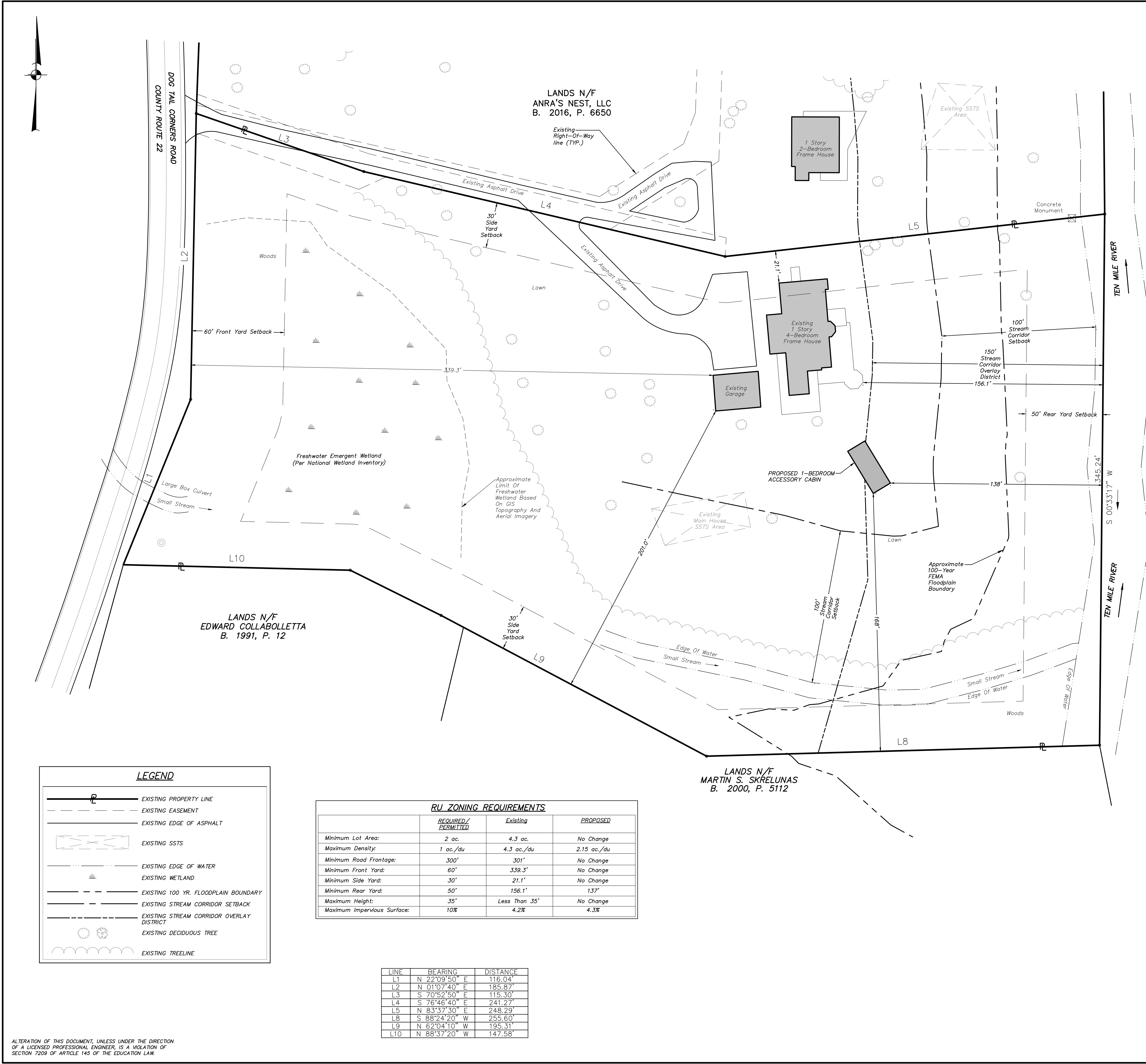
Part 1 – Project and Sponsor Information			
Name of Action or Project: 198 AR Home			
Project Location (describe, and attach a location map): 198 Dog Tail Corners Road, Wingdale, NY 12594			
Brief Description of Proposed Action: The applicant proposes to construct a pre-fabricated 1-bedroom cabin as 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"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE 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'±

LANDS N/F
NONNO'S GARDEN, LLC
B. 2016, P. 1969

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:

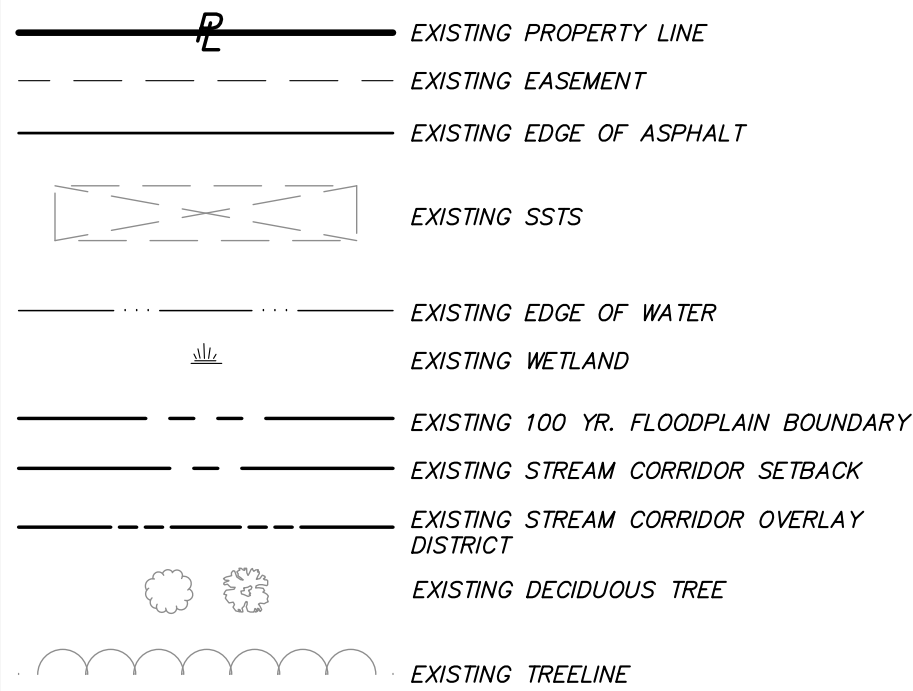
- Property lines and existing conditions shown hereon are obtained from prepared by Frederick J. Haley, PLS LLC, dated March 24, 2023.
- Proposed features shown hereon are labeled as such; all else existing.
- The intent of this plan is to seek Dutchess County Department of Behavioral and Community Health (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.

LEGEND



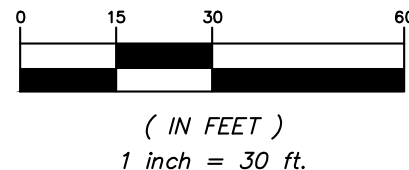
RU ZONING REQUIREMENTS

	REQUIRED/ PERMITTED	Existing	PROPOSED
Minimum Lot Area:	2 ac.	4.3 ac.	No Change
Maximum Density:	1 ac./du	4.3 ac./du	2.15 ac./du
Minimum Road Frontage:	300'	301'	No Change
Minimum Front Yard:	60'	339.3'	No Change
Minimum Side Yard:	30'	21.1'	No Change
Minimum Rear Yard:	50'	156.1'	137'
Maximum Height:	35'	Less Than 35'	No Change
Maximum Impervious Surface:	10%	4.2%	4.3%

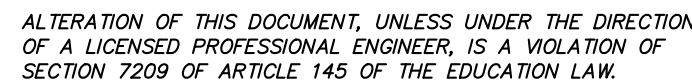
LINE	BEARING	DISTANCE
L1	N 22°09'50" E	116.04'
L2	N 01°07'40" E	185.87'
L3	S 70°52'50" E	115.30'
L4	S 76°46'40" E	241.27'
L5	N 83°37'30" E	248.29'
L8	S 88°24'20" W	255.60'
L9	N 62°04'10" W	195.31'
L10	N 88°37'20" W	147.58'

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.


GRAPHIC SCALE



NO.	DATE	REVISION	BY
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.	SHEET		
OP-1	1/3		

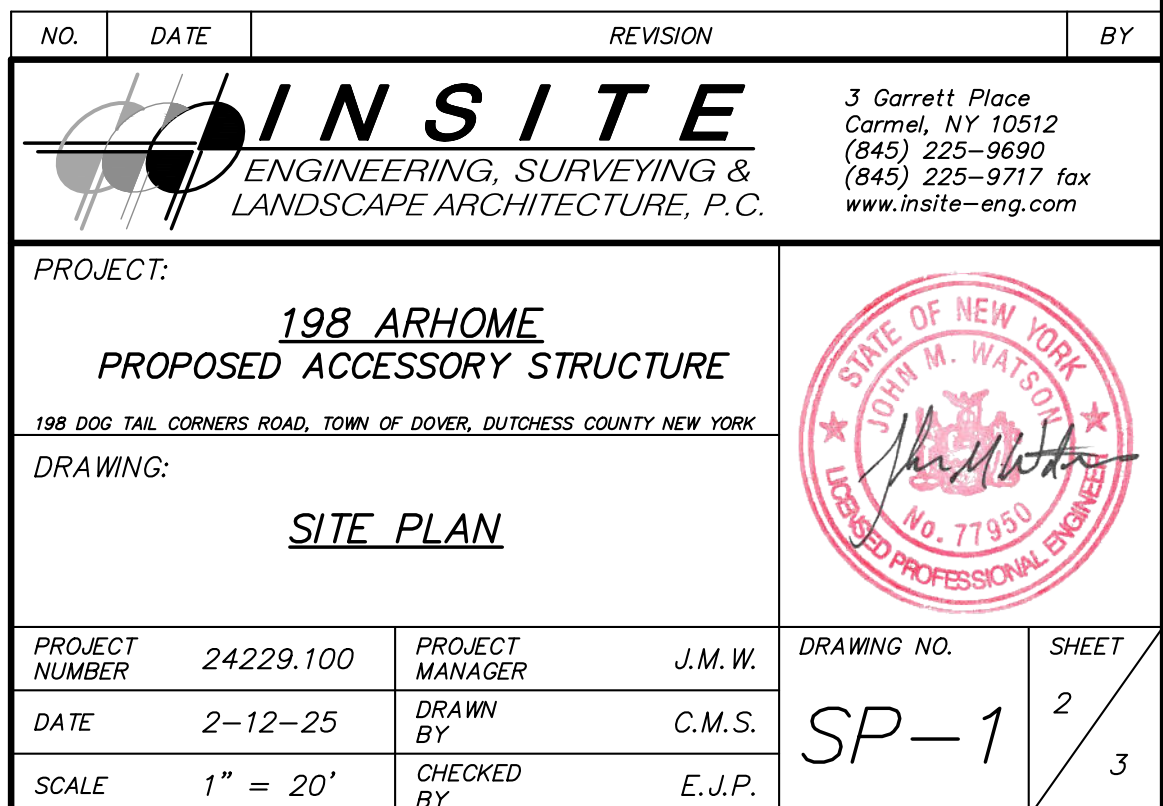


<h2 style="text-align: center; margin: 0;">SOILS LEGEND</h2>		
SOILS	DESCRIPTION	HYDROLOGICAL GROUP
CuD	Copake gravelly silt loam, hilly, 15% to 30% slopes	B
Pg	Pawling silt loam	B
SkB	Stockbridge silt loam, 3% to 8% slopes	C
SkD	Stockbridge silt loam, 15% to 25% slopes	C
SkE	Stockbridge silt loam, 25% to 45% slopes	C
Wy	Wayland silt loam	C,D



NRCS Soil Boundary Line

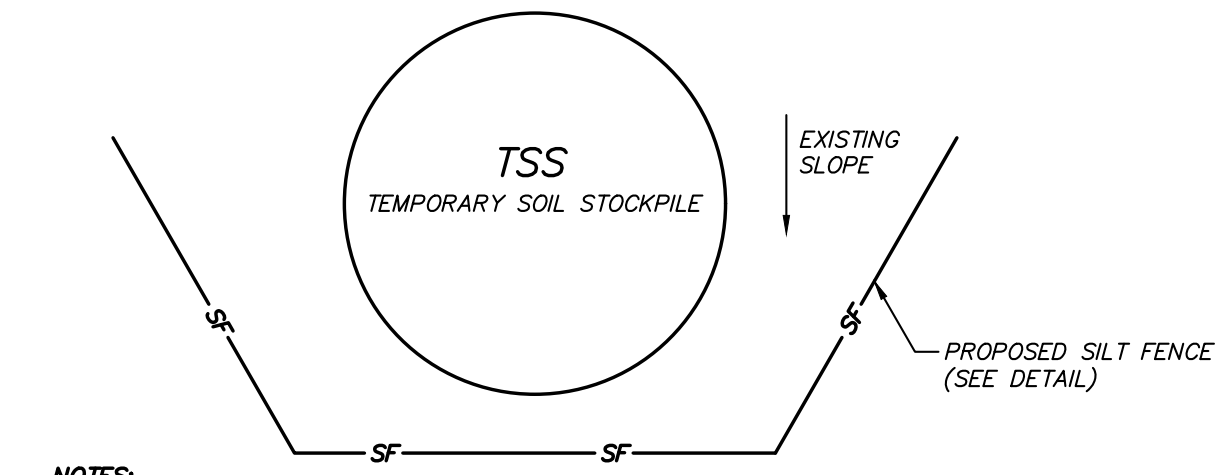
1. Install stabilized construction entrance/anti-tracking pad at edge of existing driveway.
2. Install silt fence in general locations indicated on the plan.
3. Strip and stockpile topsoil on site for later use in lawn and landscape areas.
4. Begin excavation for foundation and site preparation for modular 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.



Z:\16\4229100\198 Arhome Pre-Sub_Drawn\03 15-1.dwg, 3/12/2025 7:57:37 AM, legend.rvt, 11

EROSION & SEDIMENT CONTROL NOTES:

- 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.
- 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.
- 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.
- 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.
- Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
- 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.
- 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.
- 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.
- 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.
- Paved roadways shall be kept clean at all times.
- The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
- All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
- Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
- 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.
- Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
- Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
- All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
- The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
- 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.
- Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

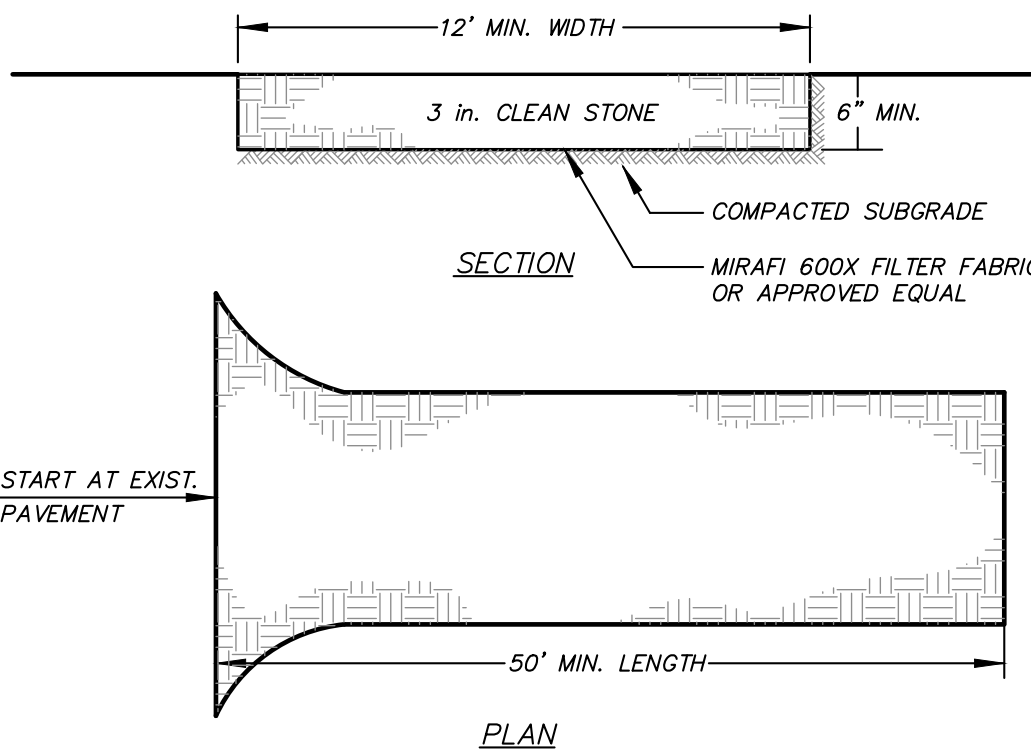


NOTES:

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

TEMPORARY SOIL STOCKPILE DETAIL

(N.T.S.)

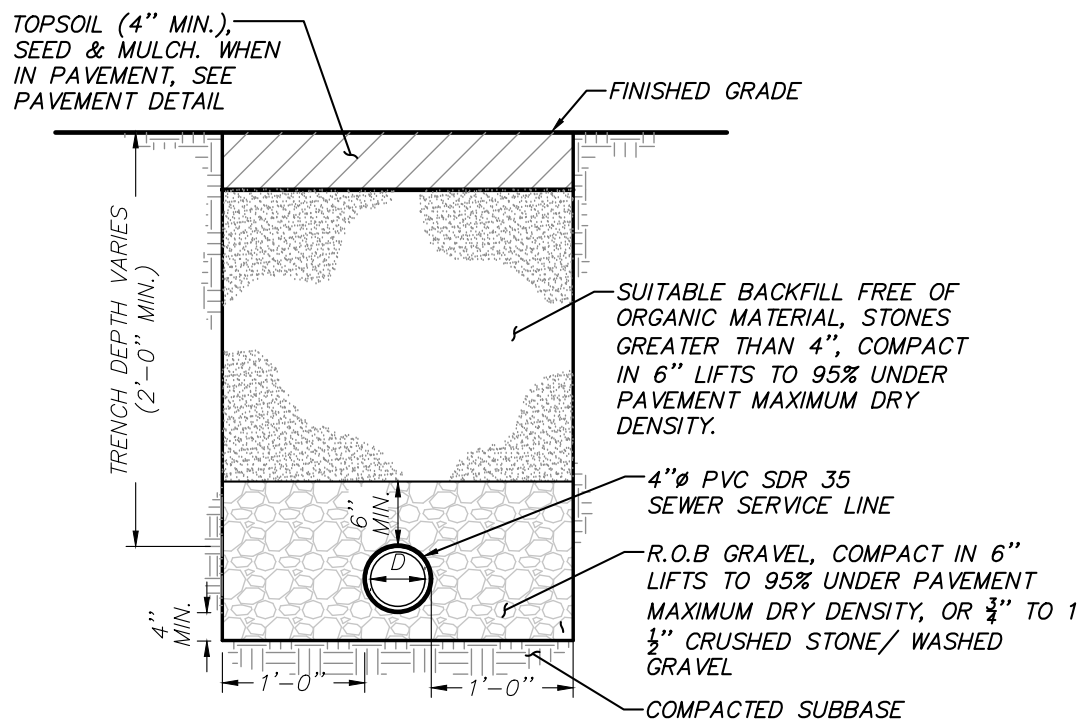


INSTALLATION NOTES:

- STONE SIZE - USE 3" STONE
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY)
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- 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.
- 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.
- 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.
- 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.
- 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.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

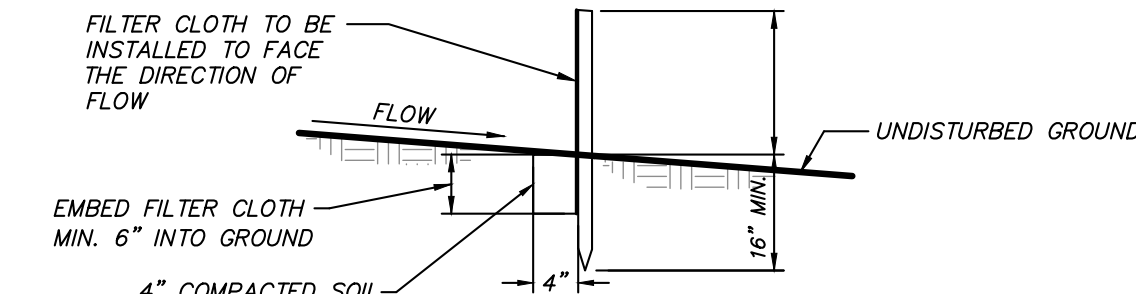
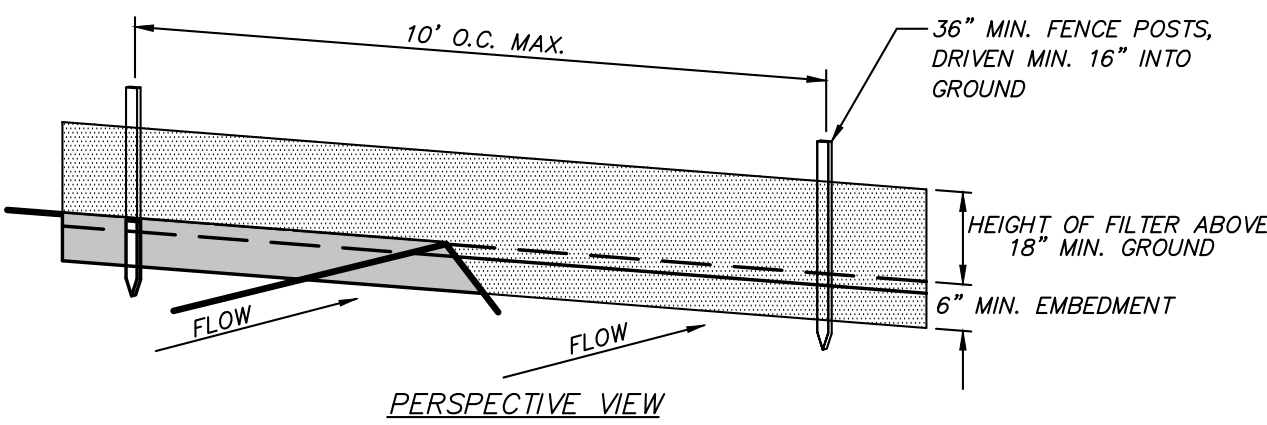
STABILIZED CONSTRUCTION ACCESS DETAIL

(N.T.S.)



SEWER SERVICE LINE TRENCH DETAIL

(N.T.S.)

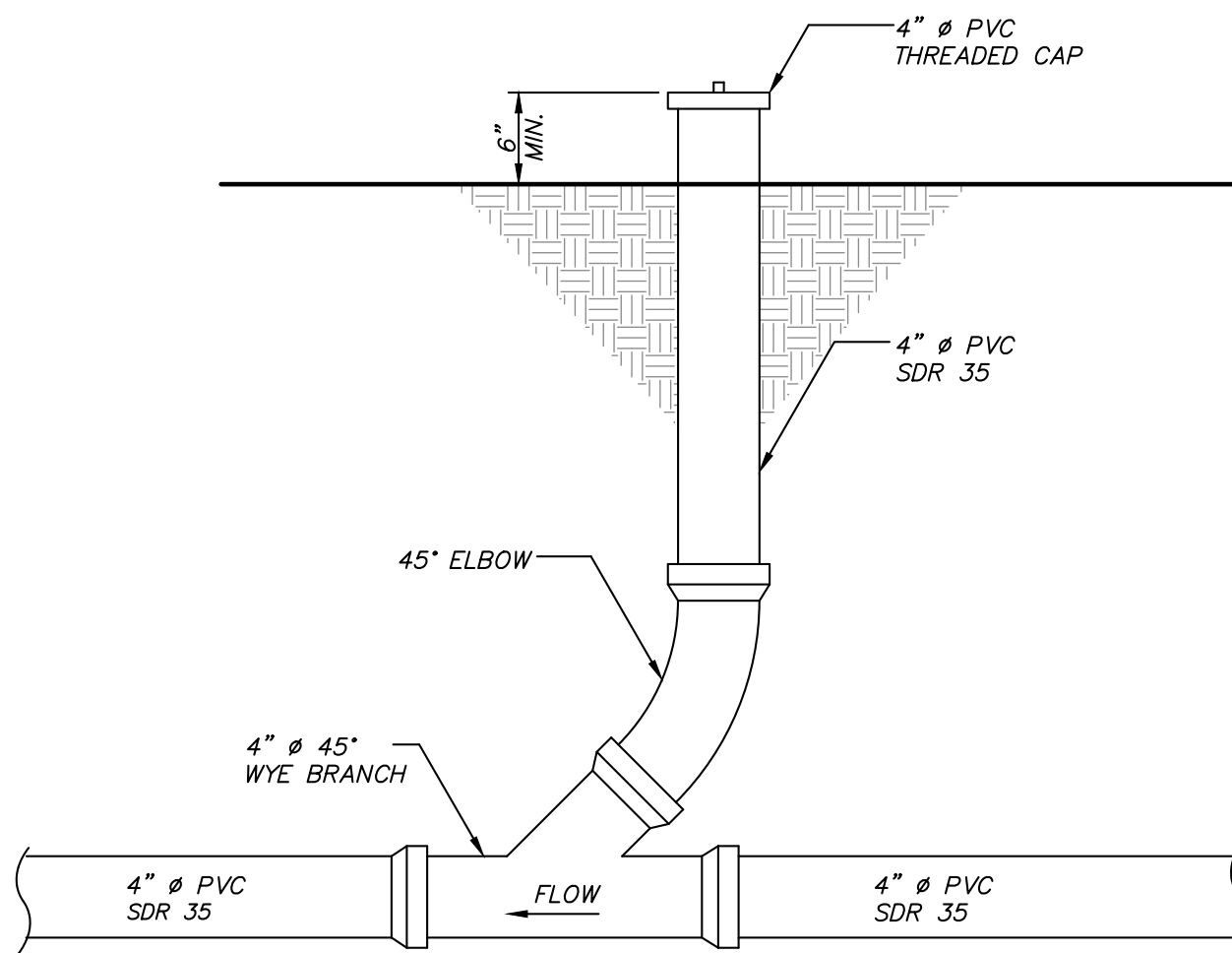


CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- 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.
- 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.
- 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.
- PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

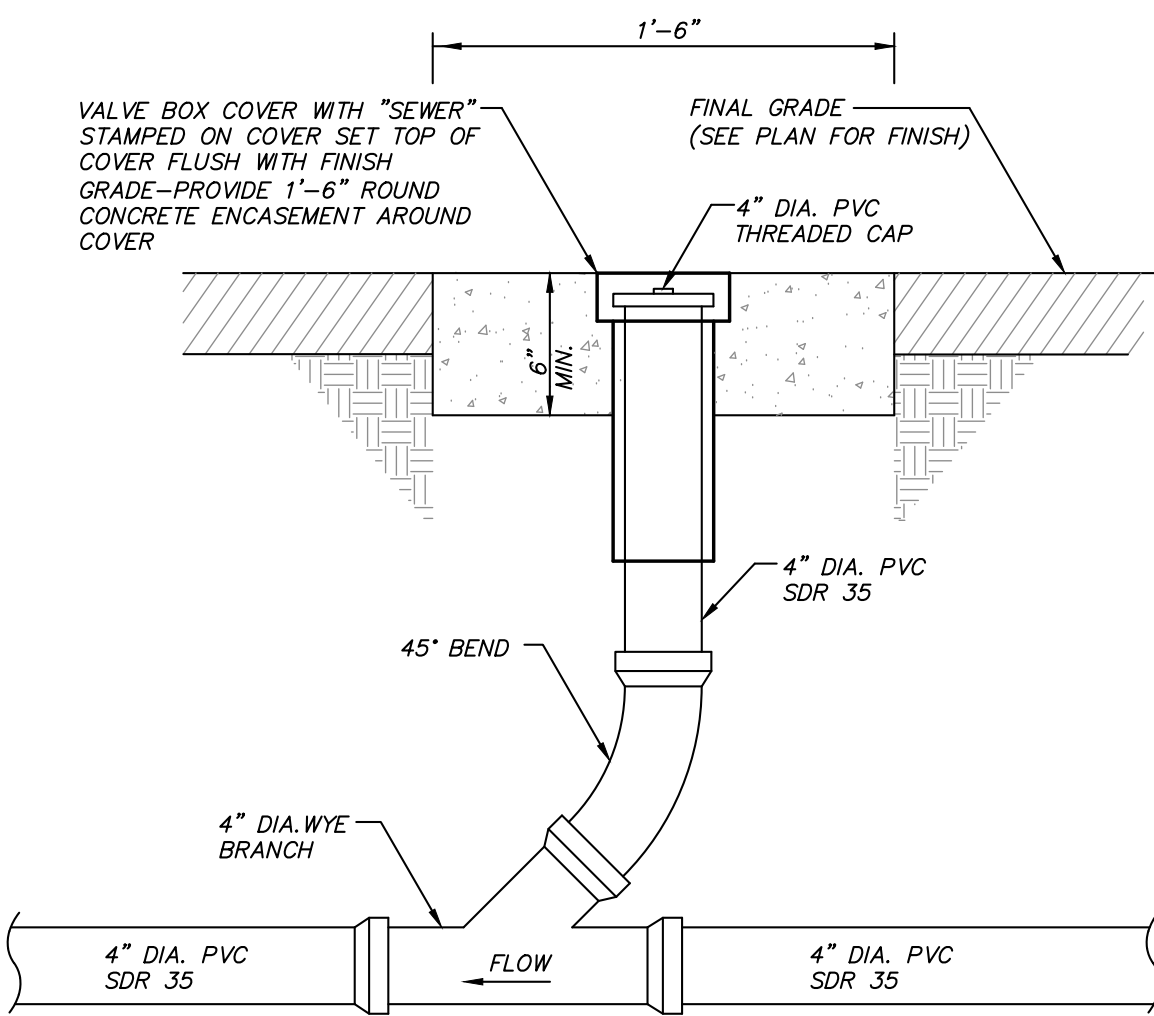
STANDARD SILT FENCE DETAIL

(N.T.S.)



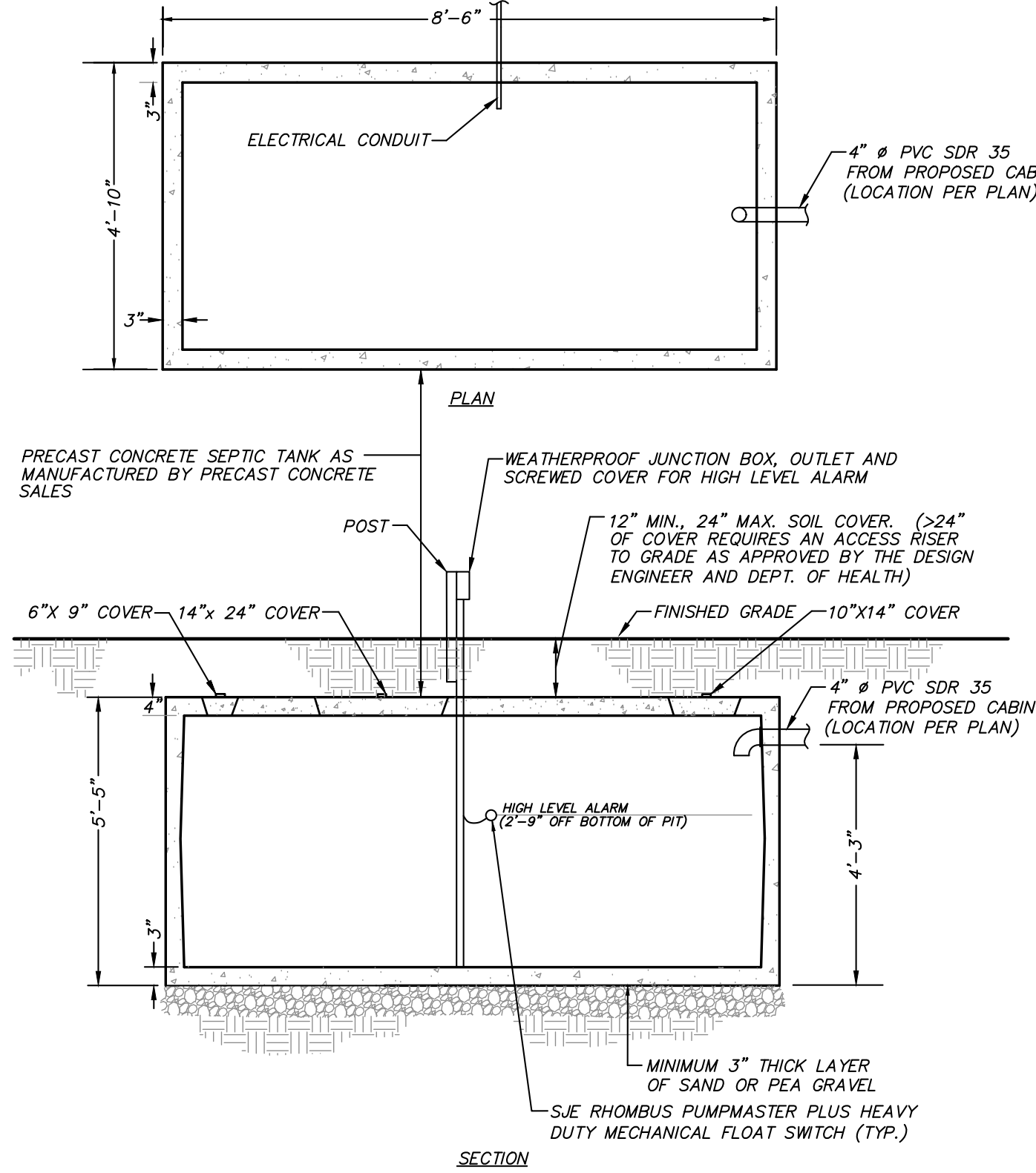
SEWER LINE CLEANOUT DETAIL

(N.T.S.)



ALTERNATE SEWER LINE CLEANOUT DETAIL

(N.T.S.)

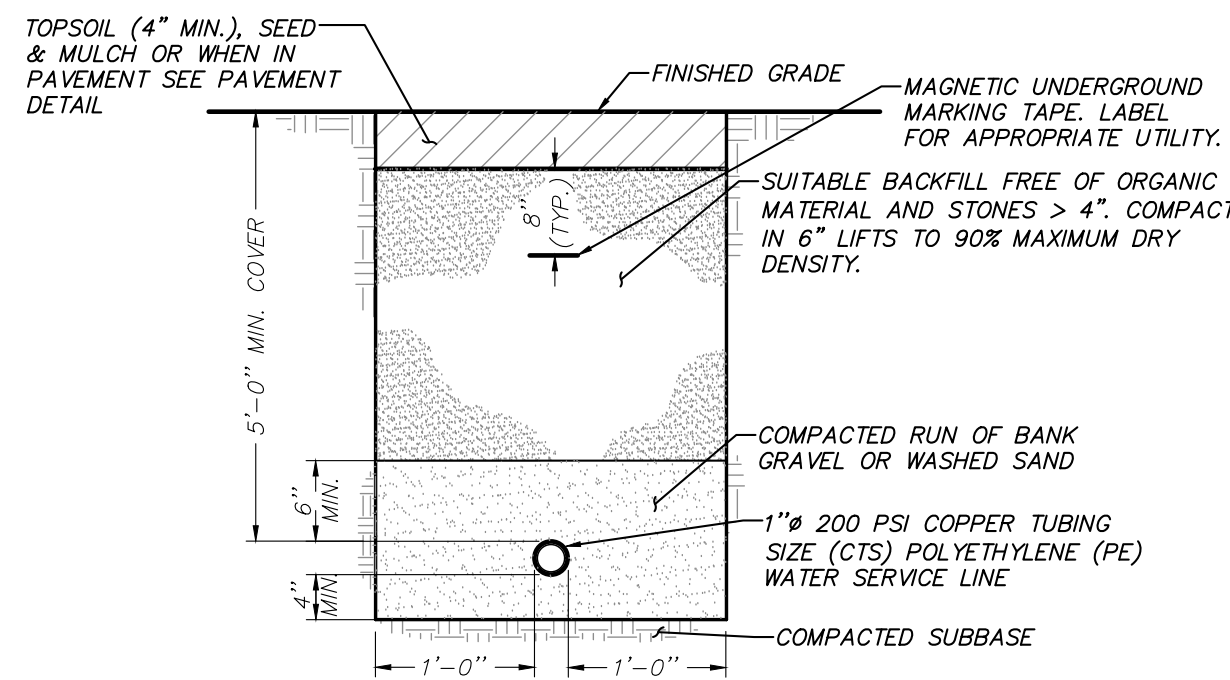


1,000 GALLON HOLDING TANK DETAIL

(N.T.S.)

HOLDING TANK NOTES:

- AUDIO/VISUAL ALARM SHALL BE LOCATED INSIDE THE PROPOSED BUILDING.
- ALL ELECTRICAL WORK AND MATERIAL TO COMPLY WITH THE NATIONAL ELECTRICAL CODE REQUIREMENTS FOR CLASS 1 GROUP D, DIVISION 1 LOCATIONS.
- 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.
- REMOVE ALL BAFFLES FROM THE TANK.
- 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.)

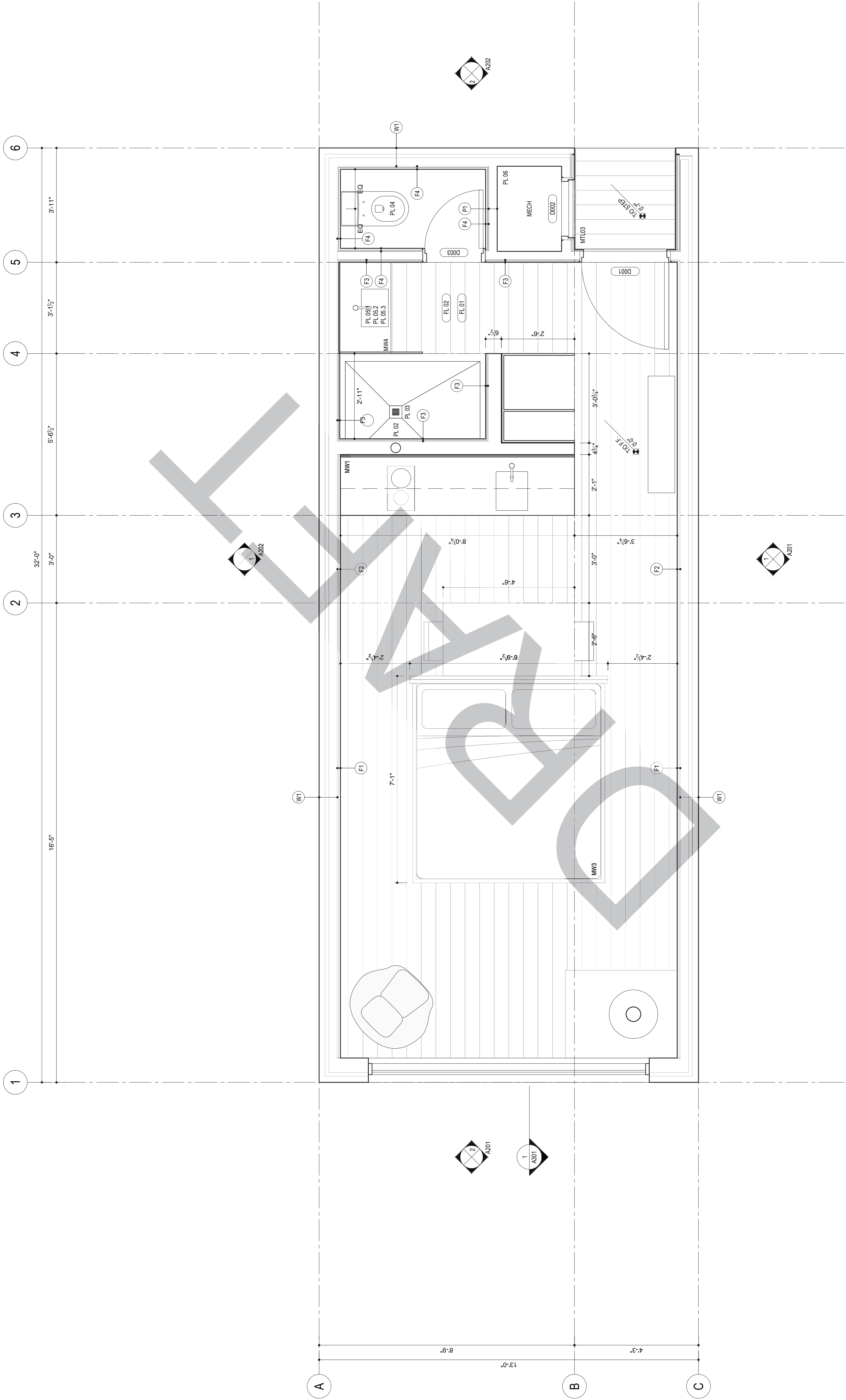
EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE					
MONITORING REQUIREMENTS			MAINTENANCE REQUIREMENTS		
PRACTICE	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	—	Inspect	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	—	Inspect	Clean/Replace 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.			
PROJECT: 198 ARHOME PROPOSED ACCESSORY STRUCTURE			
DRAWING: DETAILS			
PROJECT NUMBER	24229.100	PROJECT MANAGER	J.M.W.
DATE	2-12-25	DRAWN BY	C.M.S.
SCALE	1' = 20'	CHECKED BY	E.J.P.
DRAWING NO.		SHEET	
D-1		3	



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 Lecikie Studio Architecture + Design Inc. All drawings and related documents 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 drawings shall be subject to the 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 PRICING 250110
issue

All drawings and related documents are the property of Lektie 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

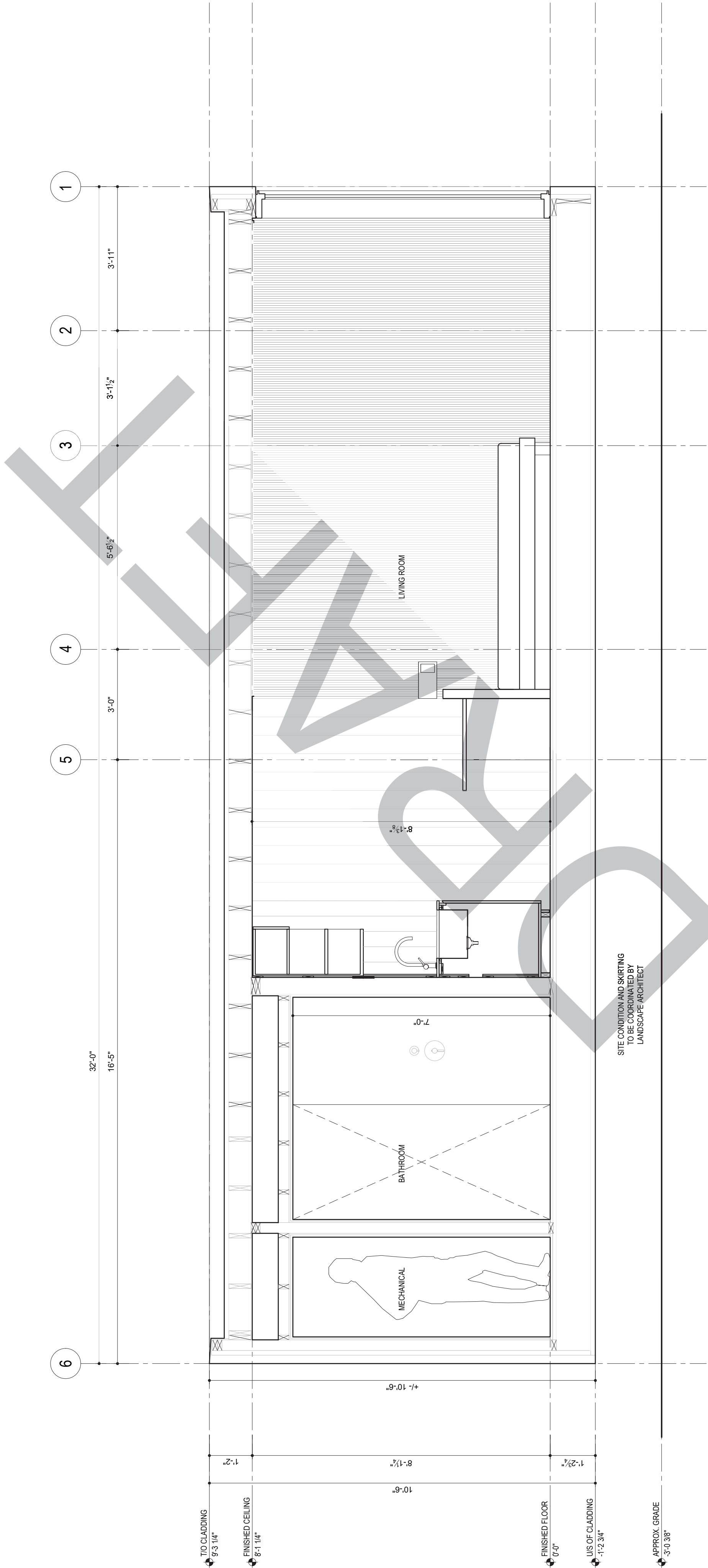
Arcana Dog Tail Corners

Drawing Title

Roof Plan

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	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

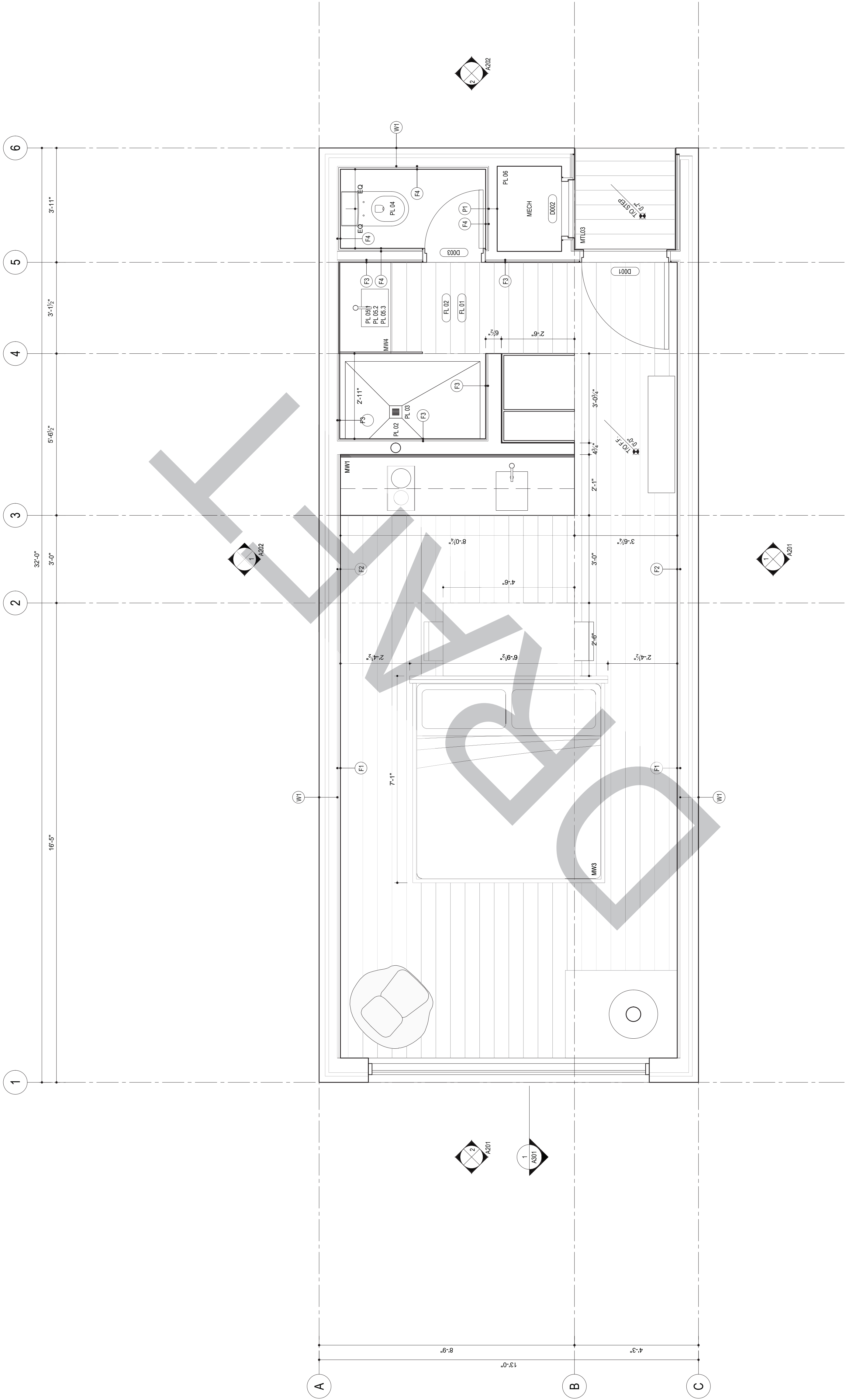
Arcana Dog Tail Corners

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		

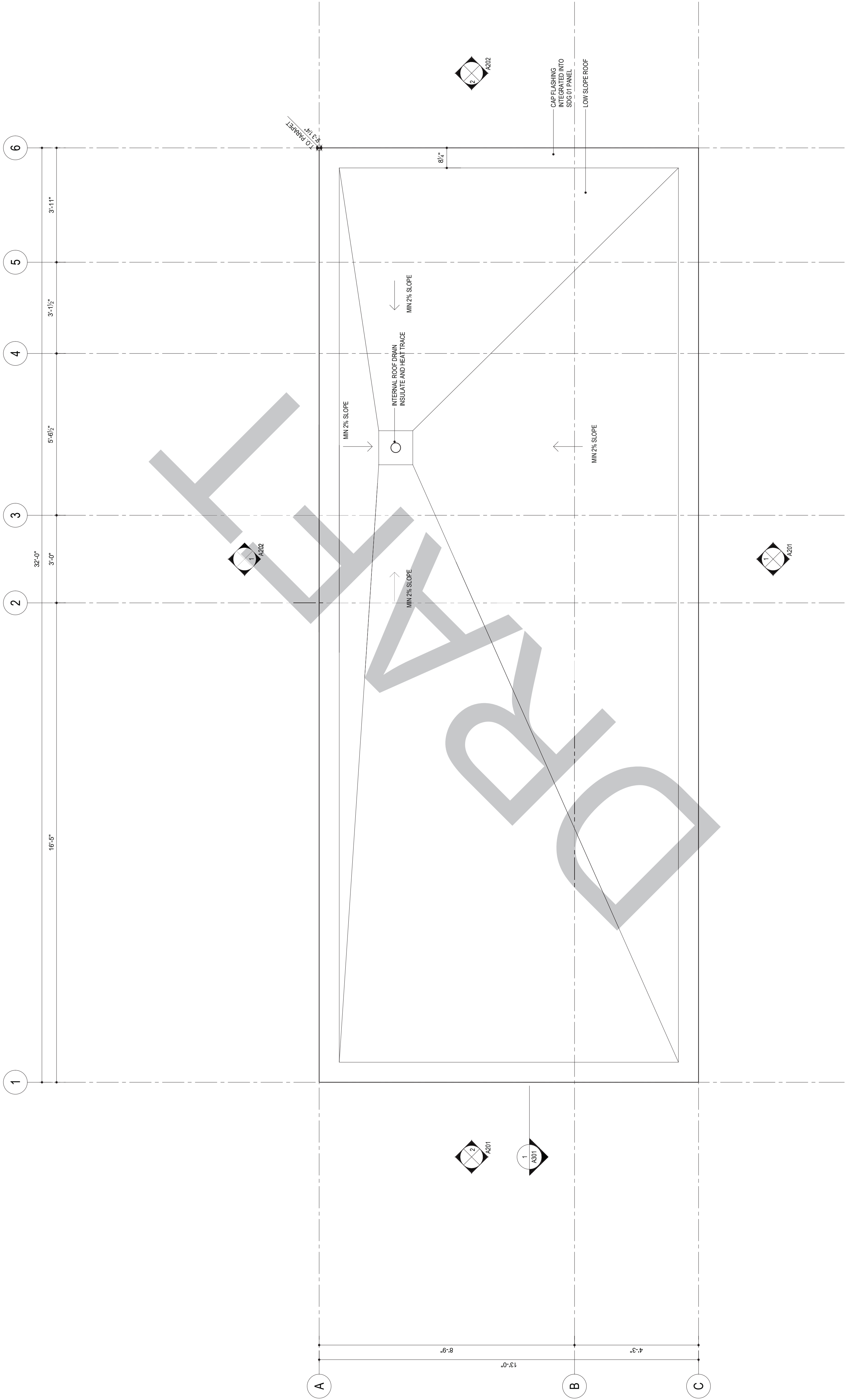
All drawings and related documents are the property of Lecle Studio Architecture + Design Inc. and may not be reproduced in whole or in part without the written consent of Lecle Studio Architecture + Design Inc. All dimensions are to be confirmed on site by the general contractor and such dimensions shall prevail over any dimensions shown on the drawings. All dimensions shall 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	PRICING	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. 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 the drawings. All drawings shall 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

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



All drawings and related documents are the property of Leckle 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

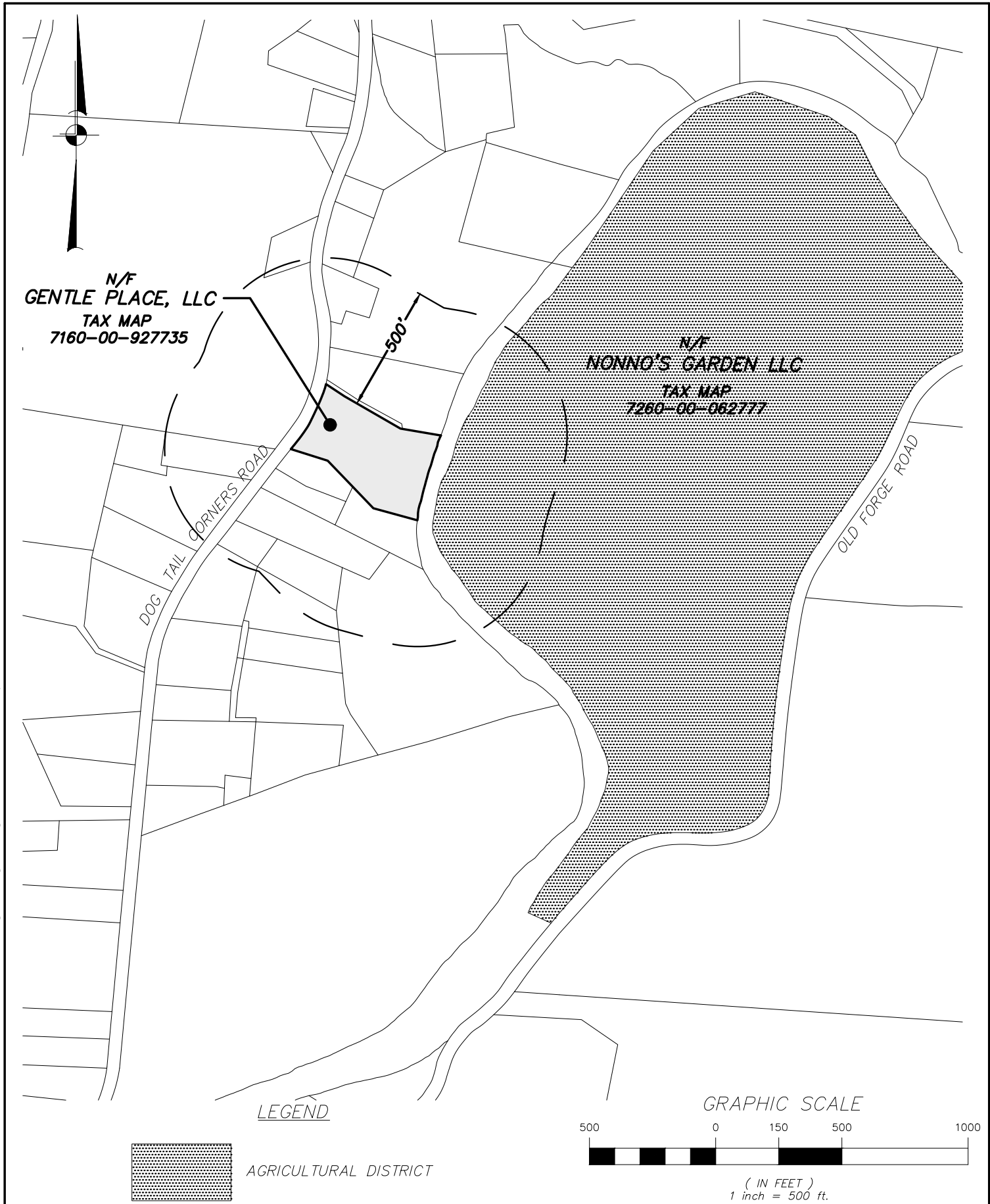
Drawing Title

Section

Project Code	Drawn / Checked	RHP	Plot Date
	LSAD		25018
	Scale		
		1/2" = 1'-0" @ 22 X 34	
		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 51 of 57

Article III
Land Use District Regulations

§ 145-55 **Planned Community.**

- A. Purpose. The use regulations in this article are intended to provide use and design flexibility to encourage community development on appropriate large properties, where such development fits into the rural character of the Town and protects its scenic, historic, and environmental resources. This regulation provides a procedure for master planned development of properties of over 400 acres, to promote housing, lodging, commerce, tourism, recreation, and open space protection. In exchange for granting permission for use flexibility and more intensive development than is allowed by the underlying zoning, the Town seeks to achieve significant protection of open space resources, especially scenic viewsheds, ridgelines, water resources, and ecosystems.
- B. Conservation analysis requirement. For any application for subdivision or any development that involves uses other than those allowed in the RU & RC Districts, the applicant shall prepare a conservation analysis of the land as described in § _____. This shall be submitted to the Planning Board, which shall make conservation findings prior to the preparation of any master development plan. For projects for which a draft environmental impact statement has been submitted prior to the adoption of this section, the environmental analysis included in the environmental impact statement may substitute for the conservation analysis.
- C. Regulatory: The following regulations apply, superseding the regulations of the underlying districts:
- (1) Allowable uses. Within the Planned Community, the following uses are allowed:
- a) All uses allowed in the RU & RC Districts, as shown on the Use Table in § _____
 - b) Residential: Single Family, Duplex (not more than 30% of total units), Multifamily (not more than 30% of total residential units).
 - c) Lodging facilities, hotel-condominiums, meeting rooms, and conference facilities.
 - d) Restaurants.
 - e) Retail, recreational, and service businesses associated with the Planned Community use.
 - f) Office and other professional business uses.
 - g) Outdoor Amphitheaters (500 maximum occupants).
 - h) Such other uses as may be approved by the Planning Board in issuing a special permit for a development plan consistent with the purposes of the Planned Community.
- D. Special permit for master development plan.
- a) For any development that involves any uses other than those allowed in the RU & RC Districts, the applicant shall prepare a master development plan for the entire project site. This master development plan may also include uses allowed in the RU & RC Districts.
 - b) The master development plan shall require special permit approval by the Planning

Board and shall be consistent with the Town of Dover Comprehensive Plan. A master development plan shall be based upon the conservation analysis and shall include a conceptual site plan showing, at a minimum, an open space system (including preserved open space), access and road layouts, proposed buildings, including their uses, footprint, height, and total square footage, proposed recreational facilities, proposed utilities, including water supply and wastewater disposal, and a phasing plan if the project is to be built in phases. The master development plan shall also contain such other information as the Planning Board deems necessary to determine whether or not the Plan complies with the requirements of this § _____ and other sections of this chapter. The master development plan shall contain a management plan for the future management of the proposed development as a unified entity.

- c) Where buildings will be visible from public roads, trails, or other publicly accessible areas, the applicant shall provide the Planning Board with a visual assessment report, including appropriate modeling and simulations and photography assessing the visibility from key viewpoints including existing tree lines, surrounding topography, and proposed elevations shall be required.
- d) Architectural Standards. The Planning Board shall require the submission of proposed elevations of buildings and proposed architectural standards and covenants. These architectural standards and covenants may substitute for any of the design standards which would otherwise be required by § _____ or any other section of this chapter. Proposed signs and sign standards may substitute for the signage requirements in § _____.
- e) Dimensional regulations. Lot and bulk controls and off-street parking requirements shall be defined as part of the proposed master development plan. Said controls and requirements shall be subject to review and approval by the Planning Board. As part of the master development plan review process a Dimensional Table that is specific to the proposed project shall be developed by the applicant for review and approval by the Planning Board.
- f) Setbacks to Neighboring properties. The location of any primary structures with a use of Business, Commercial, Lodging, Recreation, Restaurant, or Residential within the proposed project shall be subject to a minimum setback of 200 feet from any adjacent property line for parcels that are not part of the project.
- g) Landscape Plan. Applicant shall provide a community master landscape plan showing all existing natural land features, trees, forest cover, and all proposed changes to these features, including size and type of plant materials to be used. The plan shall show sample landscape plans for the different residential and commercial uses.
- h) Stormwater Analysis. The Applicant shall provide a community stormwater pollution prevention plan.
- i) Traffic Analysis. The planned development will not create a traffic hazard in an existing residential neighborhood. The Applicant shall provide a Traffic Impact Analysis completed by a Professional Traffic Operations Engineer (PTOE) or similar level of expertise.
- j) Road Access. The planned development shall demonstrate that it is sufficiently accessible to state or county roads to ensure that its traffic load will not unduly interfere with any proximate residential areas. The Planned Community shall have direct frontage on at least one state or county road.
- k) The Planning Board shall review the special permit application as provided in §

_____ and may attach such conditions as it finds necessary to ensure that the master development plan will be in harmony with surrounding land uses and the purposes of the overlay district. All required subdivision, site plan, and special permit reviews shall be consolidated in one master development approval, and no separate approval proceedings shall be required.

- l) Any revision of the master development plan shall require a site plan amendment. Any change of use within a master development plan shall require a special permit amendment.
 - m) Upon approval of the master development plan and conceptual site plan with attached conditions on use and dimensional standards, site plan approval only shall be required to implement individual components of the proposed plan. To the extent that design details necessary for site plan approval have not been provided in the master development plan, they shall be provided at the site plan approval stage.
- E. Phasing Plan. The applicant shall submit a phasing plan as part of the master development plan. This plan shall identify specific development areas of the project and the associated infrastructure required to support the phase.
- F. Minimum open space and protection of viewsheds and other resources. A minimum of 60% of the total land area of the parcel shall be preserved by a conservation easement as open space, as provided in § _____, based upon the conservation analysis. Priority in open space protection shall be given to land within identified viewsheds and ridgelines, historic resources, unique ecosystems, prime agricultural land, and water resources. Open space land preserved under this subsection may include farmland and farm structures, ponds, streams, wetlands, and recreational land such as golf courses, cross-country ski trails, equestrian trails, and hiking trails. It shall not include land lying under nonagricultural structures taller than 20 feet, nonagricultural buildings larger than 200 square feet in footprint area, or land that is covered by impervious surfaces other than trails or cart paths.
- G. Maximum impervious surface coverage and dimensional standards.
- a) Maximum impervious surface coverage, as defined in § _____, shall be 25% of the total site area, excluding preserved open space areas and roadways. Onsite land and buildings used exclusively as employee housing for the Planned Community project shall be excluded from the calculation of impervious surface coverage, as an incentive to provide such housing on site.
 - b) The density and dimensional standards in § _____, all other density and dimensional regulations in this chapter other than those contained in this § _____, and the parking and loading requirements in § _____ shall not apply and are superseded by this subsection.
 - c) No more than 15% of the total footprint area may be used for retail establishments that sell goods and supplies.
 - d) Maximum building height shall be 45 feet.
 - e) Dimensional and density standards shall be as approved by the Planning Board in the master development plan, based upon the physical characteristics of the site, the character of the proposed development, relevant performance standards in this chapter, and the requirements of the SEQR process.
- H. Open space buffer requirements. A master development plan in the Planned Community

shall provide open space buffers of at least 100 feet from the property line of any existing residential uses that are not within the Planned Community. Such buffers may be wooded or open and may contain trails but may not contain any parking, roads, non-agricultural buildings or other recreational structures. This requirement shall not apply where the residential uses to be buffered lie across a state or county highway from the Planned Community.

- I. Traditional neighborhood layout. The layout of streets, blocks, public spaces, and buildings in the Planned Community shall follow the principles of traditional neighborhood development described in § _____ to the extent practical, unless the Planning Board determines that this requirement does not apply as provided in § _____.
- J. Development area treated as a unit. Regardless of the form of ownership of the property or of its division into separate parcels, the open space, buffer, and other dimensional requirements in this section shall apply to the entire area covered by a master plan of development and not to any individual parcels or lots which are portions thereof.
- K. Water And Sewer. The Planned Community shall be served by central public water and sewer services. Either created for the project or existing systems willing to accept sewer or provide water flow.
- L. Roads. The Planned Community shall be served by privately owned and maintained roads that have been constructed in accordance with Town standards and requirements.
- M. Enhanced Stormwater. The Planned Community shall meet the Enhanced Phosphorus Removal Standards as required by NYS for Watersheds Requiring Enhanced Phosphorus Removal. The owner or operator must prepare a Stormwater Pollution Prevention Plan (SWPPP) that includes Stormwater Management Practices (SMP) designed in conformance with the applicable sizing criteria outlined in the current NYSDEC SPDES Construction General Permit and the performance criteria for Enhanced Phosphorus Removal Standards included in the NYS Stormwater Design Manual. All common stormwater facilities shall be privately owned and maintained by the community.
- N. A Planned Community project will restore and/or preserve any existing on-site historic structure, consistent with federal and state guidelines for National Register listing.
- O. Bond. Prior to adoption of a Planned Community, the Town Board shall receive recommendations on the requirements for performance bonds and their recommended amounts from the Planning Board acting in concert with the Town Engineer and Town Superintendent of Highways. Prior to adoption of a Planned Community, the Town Board shall stipulate the dollar amount of performance bonds to be deposited with the Town Clerk to assure the petitioner's conformance with the Town of Dover highway, sanitary sewer, water, stormwater, and such other minimum standards as may be found applicable by the Planning Board and Town Board.
- P. Modification and waiver of certain requirements.
 - a) The Planning Board may waive specific requirements of the Stream Corridor Overlay District where streams and water features are integrated into the master development plan, provided that the plan provides for water quality protection and mitigation of water quality impacts consistent with the purposes of the Stream Corridor Overlay District.
 - b) The Planning Board may waive the Forty-five-foot height limit, provided that a visual impact analysis is performed in the course of the SEQRA review, to ensure

that no significant views are adversely impacted, that any impacts on views are mitigated to the maximum extent practical, and that the building is sited to minimize visual impacts by taking advantage of natural topography. No building shall be more than five stories in height, counting the stories from average grade at the front of the building, and excluding any story contained within a roof. No waiver shall be granted without consultation with fire officials, who shall, if appropriate, make a recommendation to the Planning Board that the applicant provide equipment necessary to ensure adequate fire protection.

- c) Where porous pavement or other partially permeable surfaces are used, the Planning Board may adjust impervious surface coverage requirements upward if it determines, based upon the recommendation of the Town's Engineer, that such increases are appropriate, and that the requirements for maintaining the permeability of such surfaces can reasonably be achieved by the community on annual basis.

Town of Dover Planning Board

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



(845) 832-6111 ext 100

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

The **Planning Board meetings are scheduled for the 1st and 3rd Monday** of each Month at 7:00pm at the Town Hall and the deadline for any and all the applicant's 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.

APPLICANTS AND CONSULTANTS

If your application is reviewed at the 1st meeting of the month –
there should be no expectation that you will be on the 2nd meeting of the month agenda

<u>1st MEETING DATE</u>	<u>DEADLINE DATE</u>	<u>2nd MEETING DATE</u>	<u>DEADLINE DATE</u>
January 06, 2025	December 18, 2024	January 20, 2025 (No Meeting – Martin Luther King Day)	
February 03, 2025	January 15, 2025	February 17, 2025 (No Meeting - President's Day)	
March 03, 2025	February 12, 2025	March 17, 2025	February 26, 2025
April 07, 2025	March 19, 2025	April 21, 2025	April 2, 2025
May 05, 2025	April 16, 2025	May 19, 2025	April 30, 2025
June 02, 2025	May 14, 2025	June 16, 2025	May 28, 2025
July 07, 2025	June 18, 2025	July 21, 2025	July 2, 2025
August 04, 2025	July 16, 2025	August 18, 2025	July 30, 2025
September 01, 2025 (No Meeting - Labor Day)		September 15, 2025	August 27, 2025
October 06, 2025	September 17, 2025	October 20, 2025	October 1, 2025
November 03, 2025 (Set up for Election Day – No Meeting)		November 17, 2025	October 29, 2025
December 01, 2025	November 12, 2025	December 15, 2025	November 26, 2025

* All meeting dates are subject to change. Please call the Town of Dover Planning Board Office (845) 832-6111 ext 100 to confirm monthly dates or go to www.DoverNY.us.

Respectfully submitted,

Marilyn Van Millon

Marilyn Van Millon, Planning Board Secretary

Motion to Approve made by

Second by:

All in favor