

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

TOWN OF DOVER – AREA AND BULK SCHEDULE:

DISTRICT RC: RESOURCE CONSERVATION	BULK REGULATION:	PROPOSED LOT No.1:	PROPOSED LOT No.2:	PROPOSED LOT No.3:
MINIMUM LOT SIZE (CONVENTIONAL)1	5 AC.	8.17 AC.	22.73 AC.	**REAR LOT 9.30 AC.
MINIMUM (TOWN ROAD) FRONTAGES	250 FT.	355.31 FT.	*77.19 FT.	**0 FT.
MINIMUM (TOWN ROAD) FRONT YARD SETBACK6	40 FT.	172.2 FT.	181.6 FT.	54.2 FT.
MINIMUM SIDE YARD SETBACK	30 FT.	100.5 FT.	60.2 FT.	44.9 FT.
MINIMUM REAR YARD SETBACK	50 FT.	560.5 FT.	311.1 FT.	681.3 FT.
MAXIMUM IMPERMEABLE SURFACE COVERAGE8	10%			
MAXIMUM HEIGHT9	35 FT.	≤ 35 FT.	≤ 35 FT.	≤ 35 FT.

FOOTNOTES:

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

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

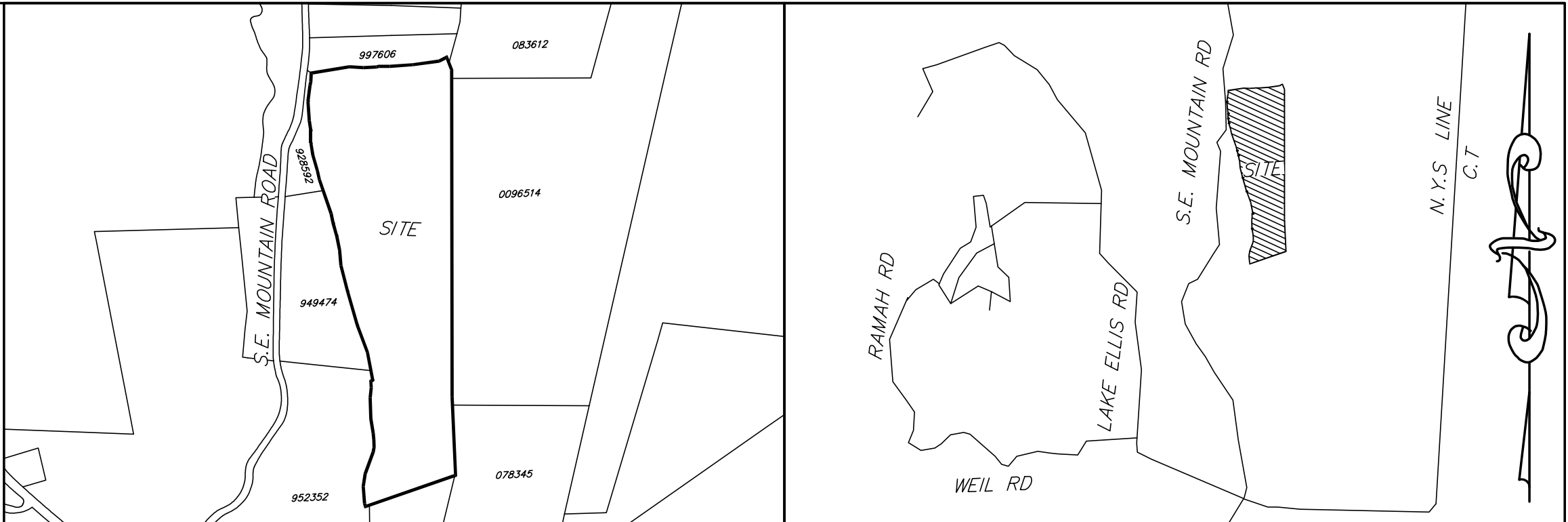
A. EACH REAR LOT MUST HAVE EITHER A MINIMUM FRONTAGE OF 25 FEET ON AN IMPROVED PUBLIC OR PRIVATE ROAD AND AN ACCESS STRIP AS DEFINED IN THIS CHAPTER, OR A DEEDED RIGHT-OF-WAY EASEMENT OVER OTHER LANDS, PROVIDING LEGALLY ADEQUATE AND PHYSICALLY PRACTICAL ACCESS TO A PUBLIC OR PRIVATE ROAD. IN THE HR DISTRICT,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

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

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

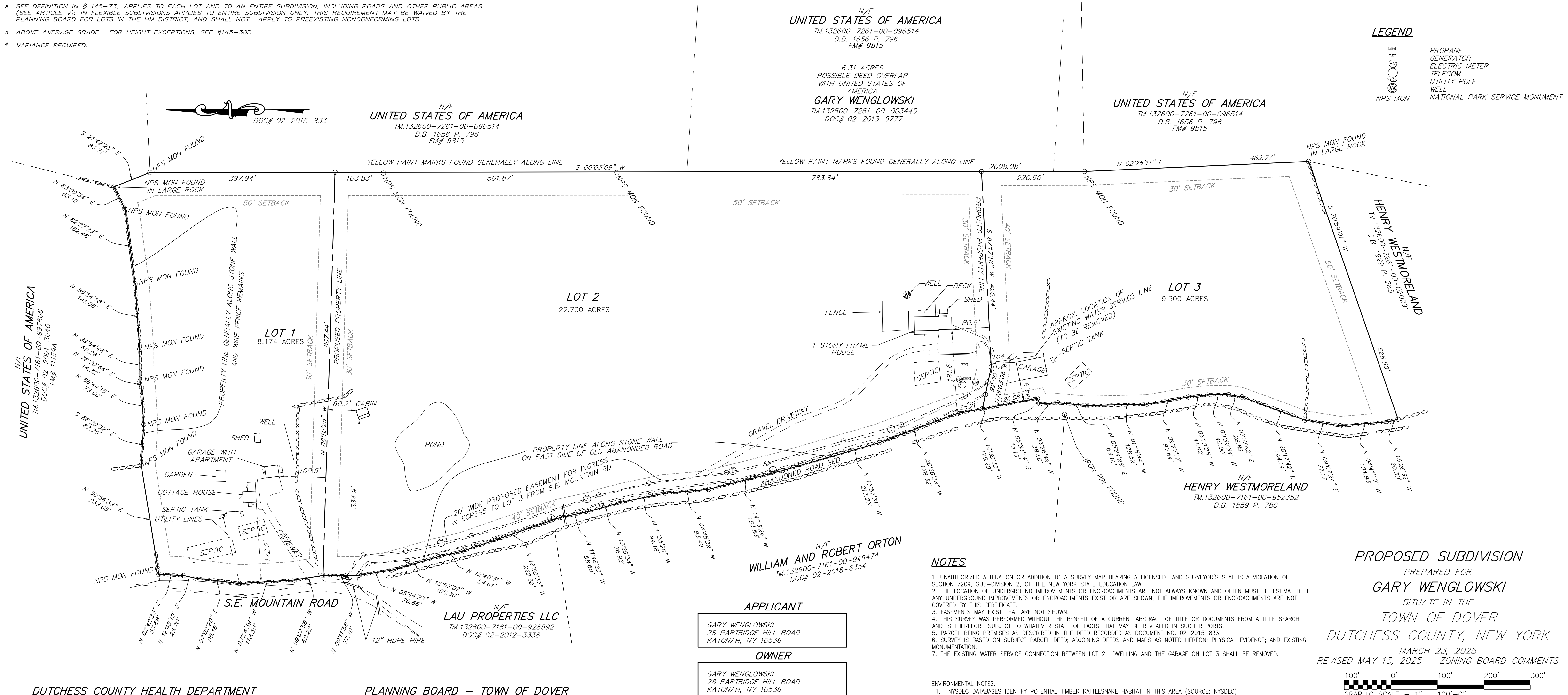
D. THERE SHALL BE NO MORE THAN FOUR ADJOINING ACCESS STRIPS, WHICH MUST SHARE ONE COMMON DRIVEWAY. NO MORE THAN FOUR LOTS MAY BE SERVED BY A COMMON DRIVEWAY. SUBDIVISIONS OF FIVE OR MORE REAR LOTS MUST SATISFY THE REQUIREMENTS FOR CONSERVATION DENSITY SUBDIVISIONS IN § 145–21.

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



AREA MAP
1" = 800'

VICINITY MAP
1" = 2000'



NOTES

- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
- EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE OR DOCUMENTS FROM A TITLE SEARCH AND IS THEREFORE SUBJECT TO WHATEVER STATE OF FACTS THAT MAY BE REVEALED IN SUCH REPORTS.
- PARCEL BEING PREMISES AS DESCRIBED IN THE DEED RECORDED AS DOCUMENT NO. 02-2015-833.
- SURVEY IS BASED ON SUBJECT PARCEL DEED; ADJOINING DEEDS AND MAPS AS NOTED HEREON; PHYSICAL EVIDENCE; AND EXISTING MONUMENTATION.
- THE EXISTING WATER SERVICE CONNECTION BETWEEN LOT 2 DWELLING AND THE GARAGE ON LOT 3 SHALL BE REMOVED.

ENVIRONMENTAL NOTES:
1. NYSDEC DATABASES IDENTIFY POTENTIAL TIMBER RATTLESNAKE HABITAT IN THIS AREA (SOURCE: NYSDEC)

OVERLAY DISTRICTS:

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

CHAD MEUNIER

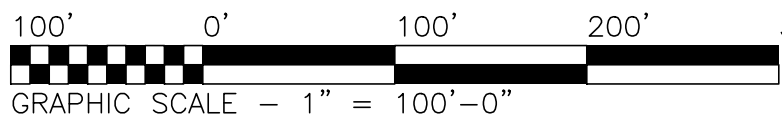
LAND SURVEYOR
Phone: (845)232-0343
399 Old Route 22
Wassaic, NY 12592



PROPOSED SUBDIVISION

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

MARCH 23, 2025
REVISED MAY 13, 2025 – ZONING BOARD COMMENTS



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

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

Chad Meunier

CHAD MEUNIER NY LS# 051251

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DUTCHESS COUNTY HEALTH DEPARTMENT

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

SUPERVISING PUBLIC HEALTH ENGINEER

DATE

PLANNING BOARD – TOWN OF DOVER

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

PLANNING BOARD CHAIRPERSON

DATE

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

GARY WENGLOWSKI
28 PARTRIDGE HILL ROAD
KATONAH, NY 10536

OWNER

GARY WENGLOWSKI
28 PARTRIDGE HILL ROAD
KATONAH, NY 10536

APPLICANT

GARY WENGLOWSKI
28 PARTRIDGE HILL ROAD
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