

SCALE: 1" = 2,000'

**AQUIFER OVERLAY DISTRICT NOTE:**  
THIS PROJECT IS LOCATED WITHIN THE UPPER AQUIFER OVERLAY DISTRICT (UAZ). ALL LAND USES AND ACTIVITIES WITHIN THE UAZ ARE SUBJECT TO THE REGULATIONS SET FORTH IN SECTION 145-15 OF THE TOWN CODE OF THE TOWN OF DOVER, AQUIFER OVERLAY DISTRICT, AS AMENDED FROM TIME TO TIME.

- PRIMARY RESIDENCE:
- TWO-STORY, 5-BEDROOM, SINGLE FAMILY RESIDENCE
- CONSTRUCTED IN 1945.
- APPROX. FOOTPRINT ±2,772 SF.
- APPROX. TOTAL FLOOR AREA: 5,544 SF
- **NO PROPOSED CHANGE OF USE**

**EXISTING GARAGE/PROPOSED ACCESSORY APARTMENT:**

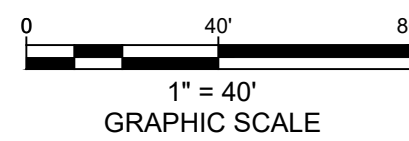
- TWO-STORY ACCESSORY DETACHED GARAGE
- CONSTRUCTED IN 1984, 12'x22' (264 SF) BUILDING (GARAGE)
- ADDITION CONSTRUCTED IN 2021.
- APPROX. FOOTPRINT ±725 SF.
- APPROX. TOTAL FLOOR AREA: ±1,450 SF
- **SECOND FLOOR OF STRUCTURE PROPOSED TO BE CONVERTED INTO A TWO BEDROOM ACCESSORY APARTMENT**

**TIMBER CARPORT:**

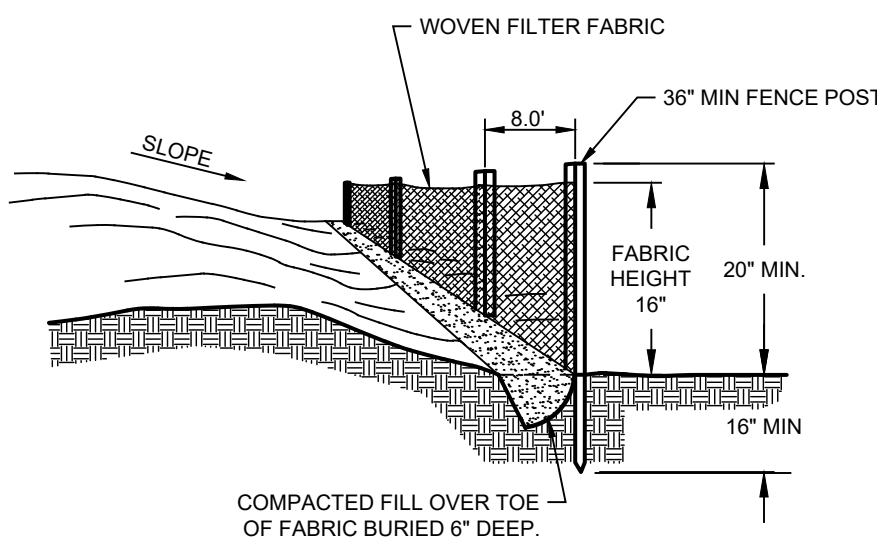
- OPEN AIR CARPORT
- CONSTRUCTED IN 1984
- APPROX. FOOTPRINT ±252 SF.
- APPROX. TOTAL FLOOR AREA: ±252 SF
- **NO PROPOSED CHANGE OF USE**

**TIMBER SHED:**

- TIMBER STORAGE SHED
- UNDETERMINED DATE OF CONSTRUCTION
- APPROX. FOOTPRINT ±14,252 SF.
- APPROX. TOTAL FLOOR AREA: ±144 SF
- **NO PROPOSED CHANGE OF USE**



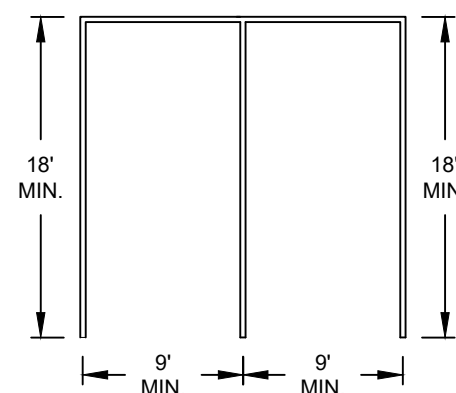
BULK REGULATIONS			
RURAL DISTRICT "RU"			
PROVISION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (ACRE)	2	3.32 (EXISTING)	3.32 (EXISTING)
MIN. ROAD FRONTAGE (FT)	250 (TOWN ROAD)	1,044 (EXISTING)	1,044 (EXISTING)
MIN. FRONT YARD SETBACK (FT)	40 (TOWN ROAD)	65.86 (PRIMARY RESIDENCE)	72.9 (GARAGE/ ACCESSORY APT)
MIN. REAR YARD SETBACK (FT)	50	97.2 (GARAGE)	97.2 (GARAGE/ ACCESSORY APT)
MIN. SIDE YARD SETBACK (FT)	30	289.7 (PRIMARY RESIDENCE)	369.4 (GARAGE/ ACCESSORY APT)
MAX BUILDING HEIGHT (FT)	35	2-STORIES ( $<35$ )	(2-STORIES) $<35$
MAX BUILDING FOOT PRINT (SF)	6,000	2,772 (PRIMARY RESIDENCE)	725 (GARAGE/ ACCESSORY APT)
MIN.   MAX. ACCESSORY APARTMENT FLOOR AREA (SF)	500   1,000	725 (ACCESSORY APT. - 2ND FLOOR)	725 (ACCESSORY APT. - 2ND FLOOR)
MAX IMPERMEABLE SURFACE (%)	10%	7.0%	7.0%

$$1'' = 40'$$


N.T.S

## NOTES

1. LOCATE POSTS DOWNSIDE OF FABRIC TO HELP SUPPORT FENCING.
2. BURY TOE OF FENCE APPROXIMATELY 8" DEEP TO PREVENT UNDERCUTTING.
3. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FABRIC AT A SUPPORT POST WITH OVERLAP TO THE NEXT POST.



N.T.S

TOTAL DISTURBED AREA OF THE SITE: 8,844 SF OR 0.2-ACRES

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT I AM FAMILIAR WITH THIS MAP, ITS CONTENTS AND LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE TOWN OF HYDE PARK, DUTCHESS COUNTY, NY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025

By Marilyn Van Millon at 3:28 pm, Apr 30, 2025

ZONING DISTRICT: "RU" RURAL DISTRICT  
LOT SIZE: 3.32 ACRES  
TAX GRID No. : 132600-7061-00-507209  
PROPERTY ADDRESS: 72 RAMAH ROAD  
WINGDALE, NY 12594  
PROPERTY OWNER: JOHN FILA  
72 RAMAH ROAD  
WINGDALE, NEW YORK 12594

DATE	REVISION
7/19/2023	REVISED FOR CDCOH SUBMISSION
8/15/2023	REVISED AS PER PLANNING BOARD COMMENTS
4/29/2025	REVISED TO ADDRESS CONDITIONS OF APPROVAL

ENGINEERING, DESIGN, &amp; PLANS PREPARED BY:

## CIVIL • ENVIRONMENTAL • STRUCTURAL

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## TOWN OF DOVER

DUTCHESS COUNTY, NY

DATE	SCALE	DESIGNED BY:	DRAWN BY:	CHECKED BY:	JOB NO.	SHEET NO.
3/23/2023	1" = 40'	RED	RED	RAR	14-028	1 of 1

**MAP NOTES:**

1. PROJECT PARCEL BOUNDARY BASED ON METES AND BOUNDS DESCRIPTION(S) FOUND IN DEED (LIBER 1251, PAGE 116), DATED 9/14/1968.
2. ADJACENT PARCEL BOUNDARIES ARE BASED ON 2021 DUTCHESS COUNTY TAX MAP DATA.
3. ALL SHOWN TOPOGRAPHIC INFORMATION IS BASED ON NYS CLEARING HOUSE LIDAR CONTOUR DATA PROVIDED DUTCHESS COUNTY.
4. EXISTING CONDITIONS BASED ON 2021 AERIAL IMAGERY AND FIELD INVESTIGATION CONDUCTED ON 3/20/2023