



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

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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