



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:

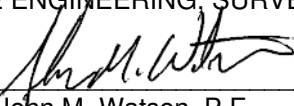
- Site Plan Drawing Set (3 Sheet Total) dated February 12, 2025. (4 Full Size, 8 1/2" x 11")
- Land Use Application (Special Use Permit with Erosion and Sediment Control Permit) dated January 28, 2025.
- Special Permit Submission Checklist.
- Applicant's Letter of Intent, dated February 12, 2025.
- Letter 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 1/2" x 11")
- 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: RUX, RC\_\_, HM\_\_, HR\_\_, SR\_\_, HC\_\_,

CO\_\_, M\_\_

Overlay District (if any): FloodplainX, Stream CorridorX,

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):

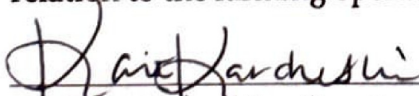
(a) Nonno's Garden LLC  
Tax Map 132600-7260-00-123587  
132 Old Forge Road

(b) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(c) Nonno's Garden LLC  
Tax Map 132600-7260-00-062777  
Old Forge Road

(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

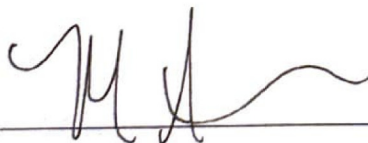
Grid Number 132600-7160-00-927735-0000.

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

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

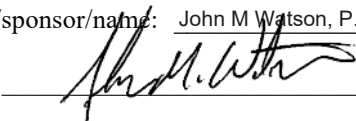
### Instructions for Completing

**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.

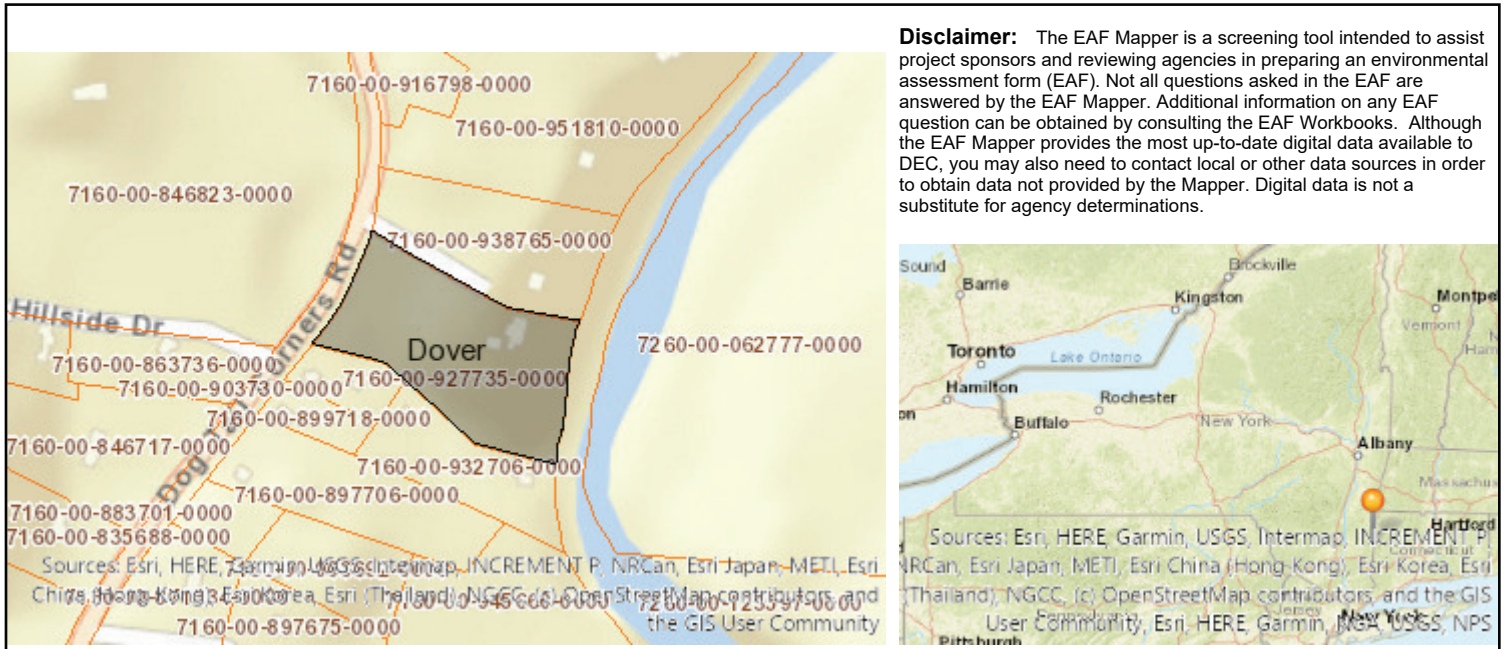
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
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: _____ _____ _____			

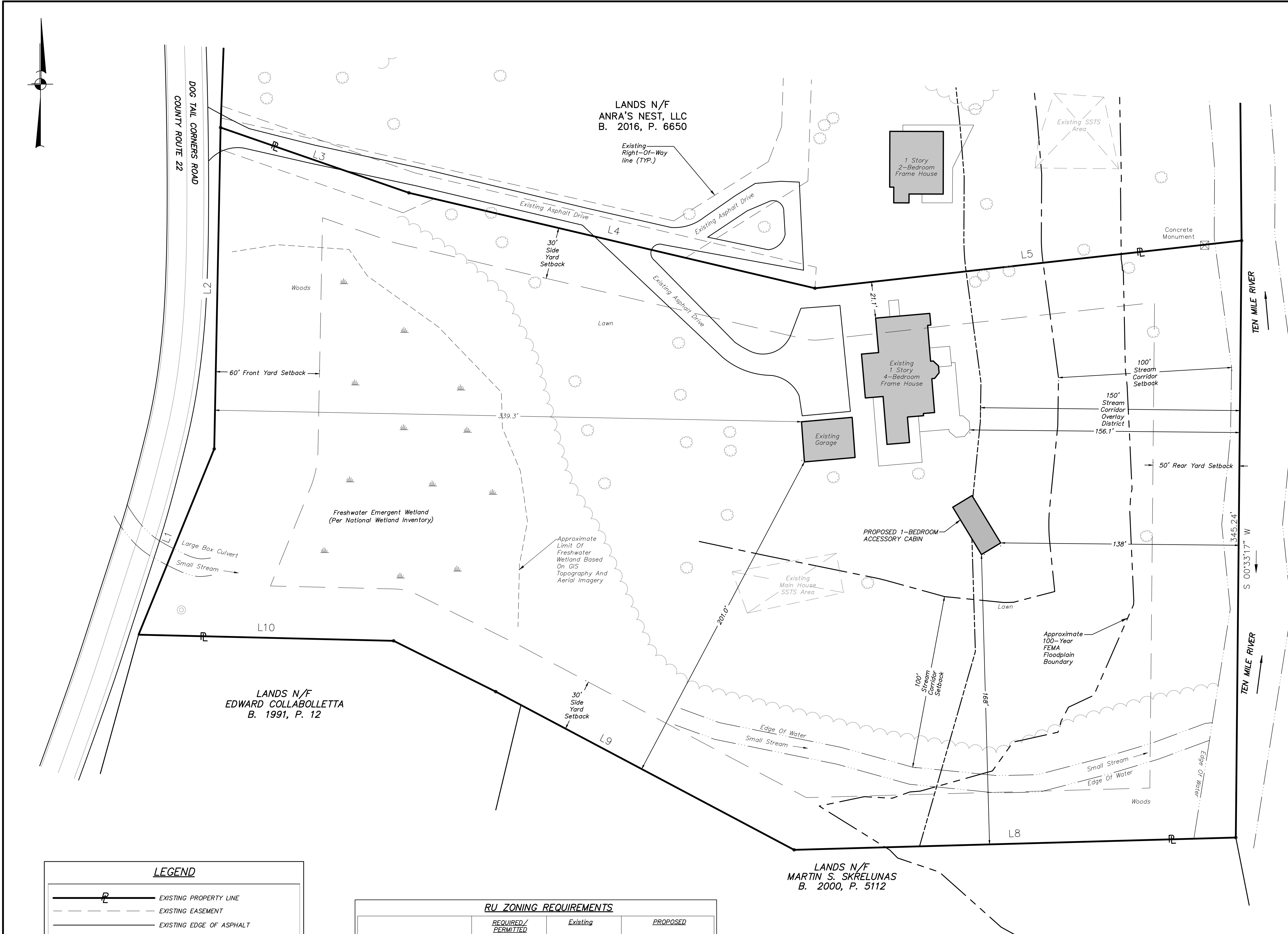
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> 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"/>
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  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



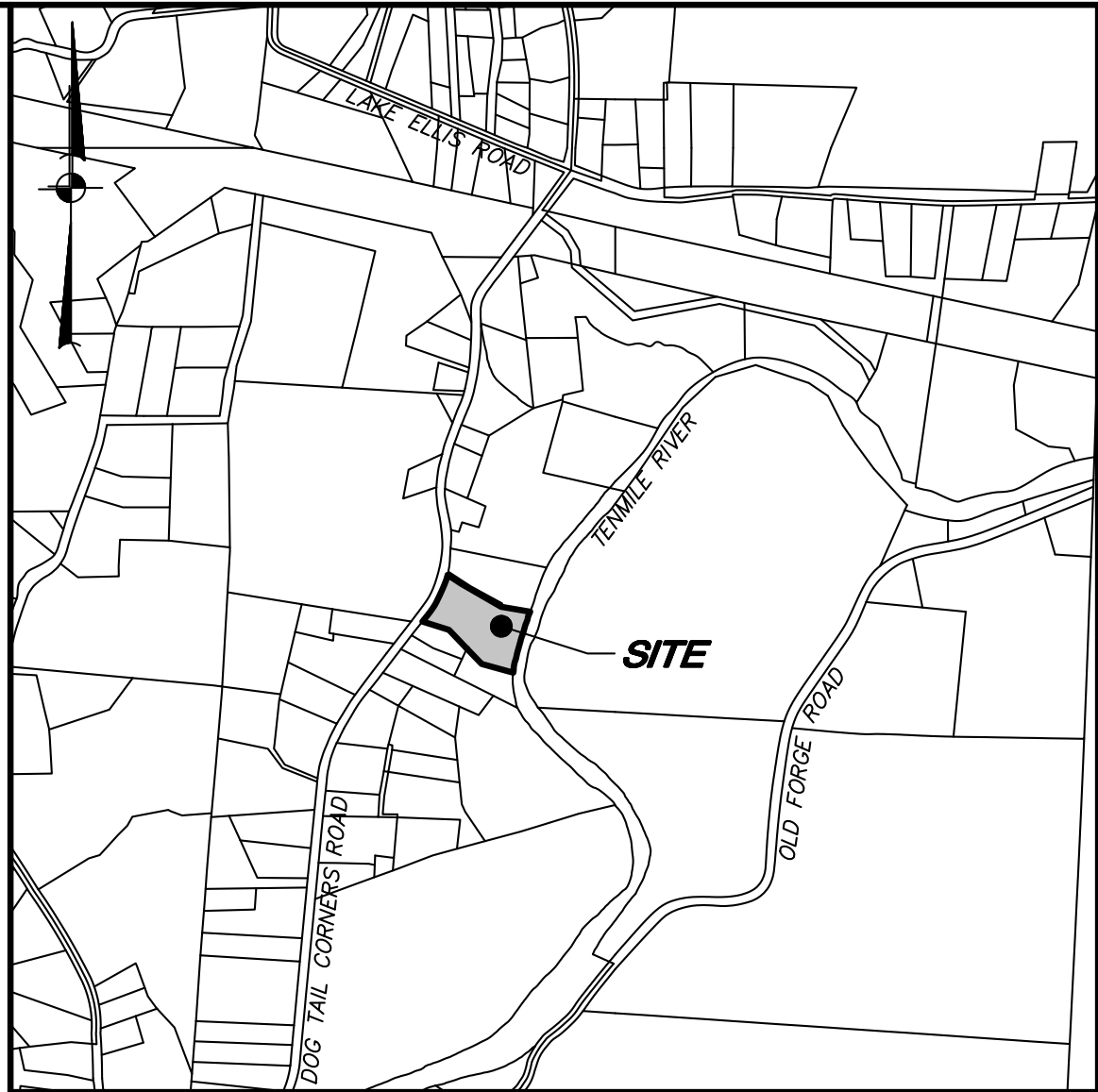
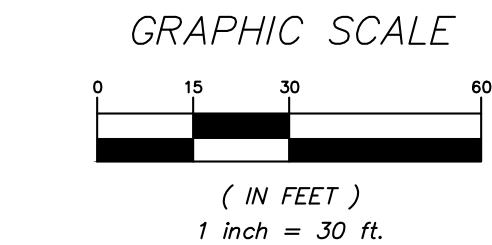


LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING EDGE OF ASPHALT
	EXISTING SSTS
	EXISTING EDGE OF WATER
	EXISTING WETLAND
	EXISTING 100 YR. FLOODPLAIN BOUNDARY
	EXISTING STREAM CORRIDOR SETBACK
	EXISTING STREAM CORRIDOR OVERLAY DISTRICT
	EXISTING DECIDUOUS TREE
	EXISTING TREELINE

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%

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.



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.

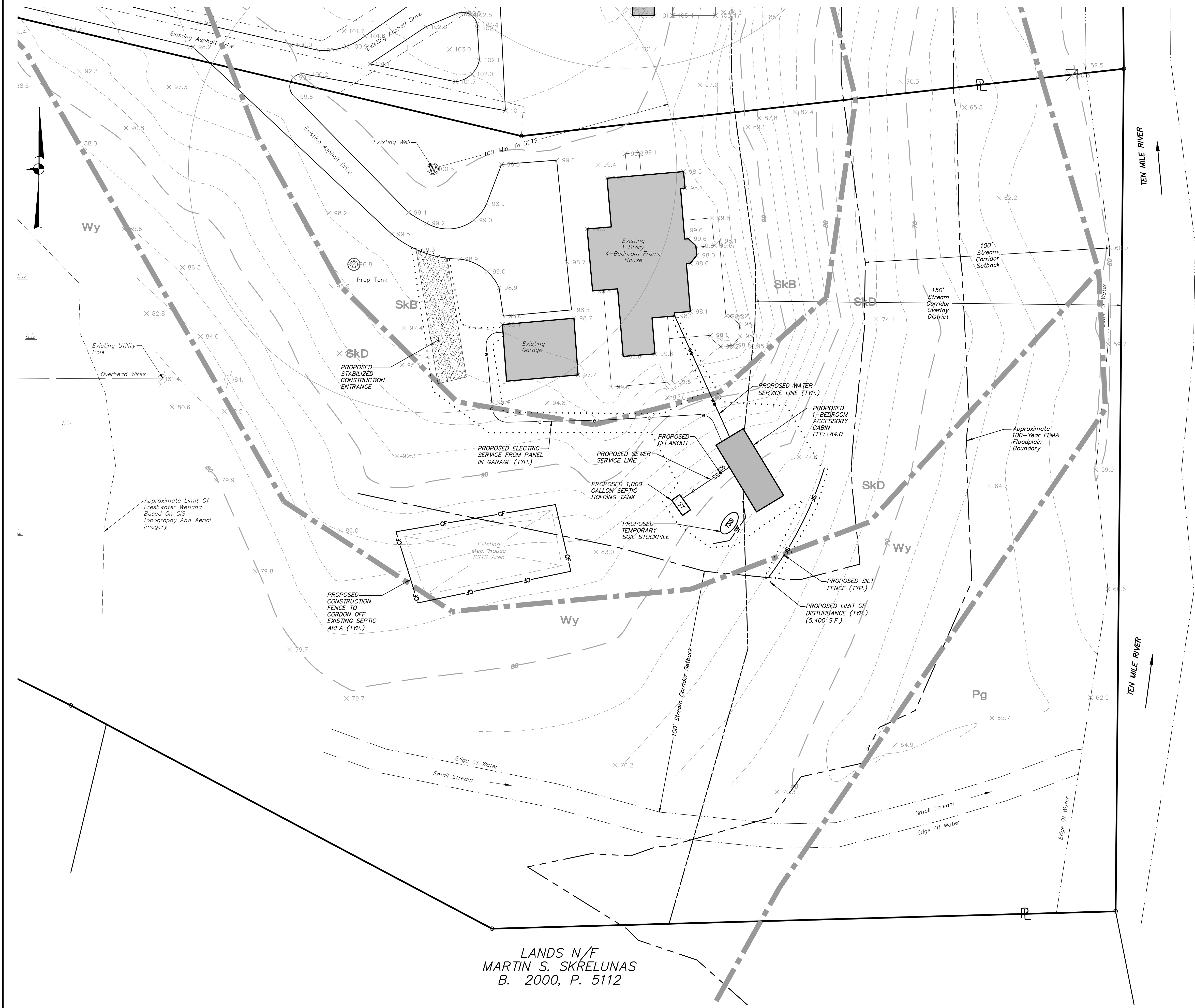
Dutchess County Department of Health Notes:

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", NYSDC
  - "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.

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 1/3		





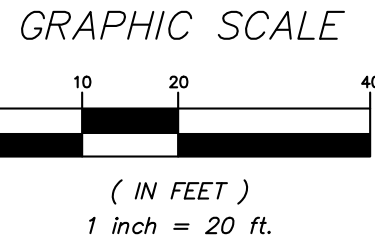
**LEGEND**


- 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.

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
 <b>INSITE</b> ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			
PROJECT: <b>198 ARHOME</b> <b>PROPOSED ACCESSORY STRUCTURE</b> 198 DOG TAIL CORNERS ROAD, TOWN OF DOVER, DUTCHESS COUNTY NEW YORK			
DRAWING: <b>SITE PLAN</b>			
PROJECT NUMBER 24229.100	PROJECT MANAGER J.M.W.	DRAWING NO. SP-1	SHEET 2
DATE 2-12-25	DRAWN BY C.M.S.	CHECKED BY E.J.P.	3
SCALE 1" = 20'			

3 Garrett Place  
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STATE OF NEW YORK  
JOHN M. WATSON  
No. 77950  
LICENSED PROFESSIONAL ENGINEER









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issue

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## Project

## Arcana Dog Tail Corners

Drawing Title

## Floor Plan

Project Code	RHP	Plot Date
25018	1/2 = 1'-0" @ 22 X 34 1/4 = 1'-0" @ 11 X 17	

# A102



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issue

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## Project

## Arcana Dog Tail Corners

Drawing Title

# Roof Plan

Project Code	RHP	Plot Date
Drawn / Checked	LSAD	Scale
		1/2" = 1'-0" @ 22 X 34 1/4" = 1'-0" @ 11 X 17
		Sheet Number

# A103



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issue

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Project

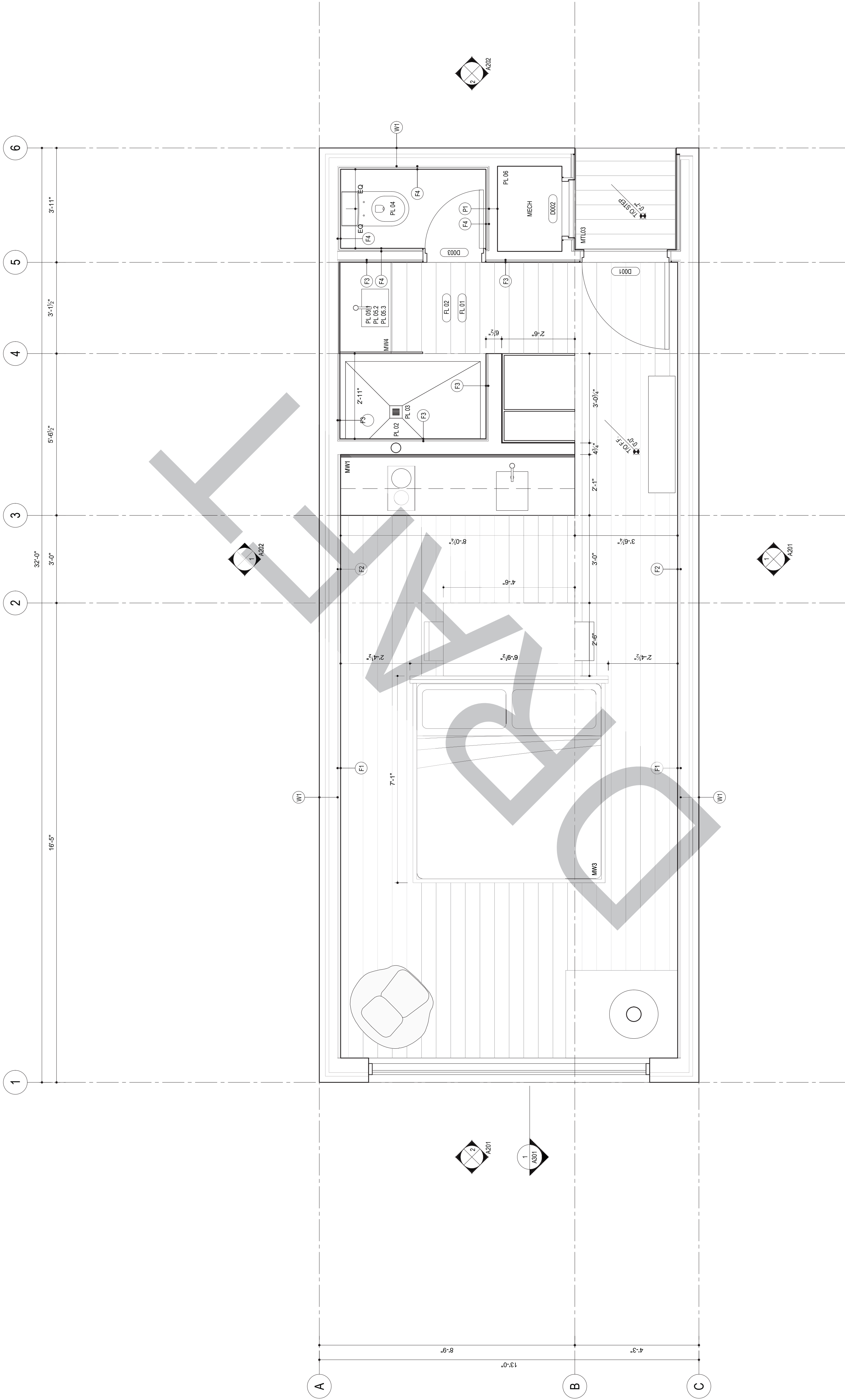
## Arcana Dog Tail Corners

Drawing Title

## Section

Project Code	Drawn / Checked	Plot Date
RHP	LSAD	25018
	Scale	1/2" = 1'-0" @ 22 X 34 1/4" = 1'-0" @ 11 X 17
	Sheet Number	

# A301



1	PRONG	250110
Issue		

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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

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Project

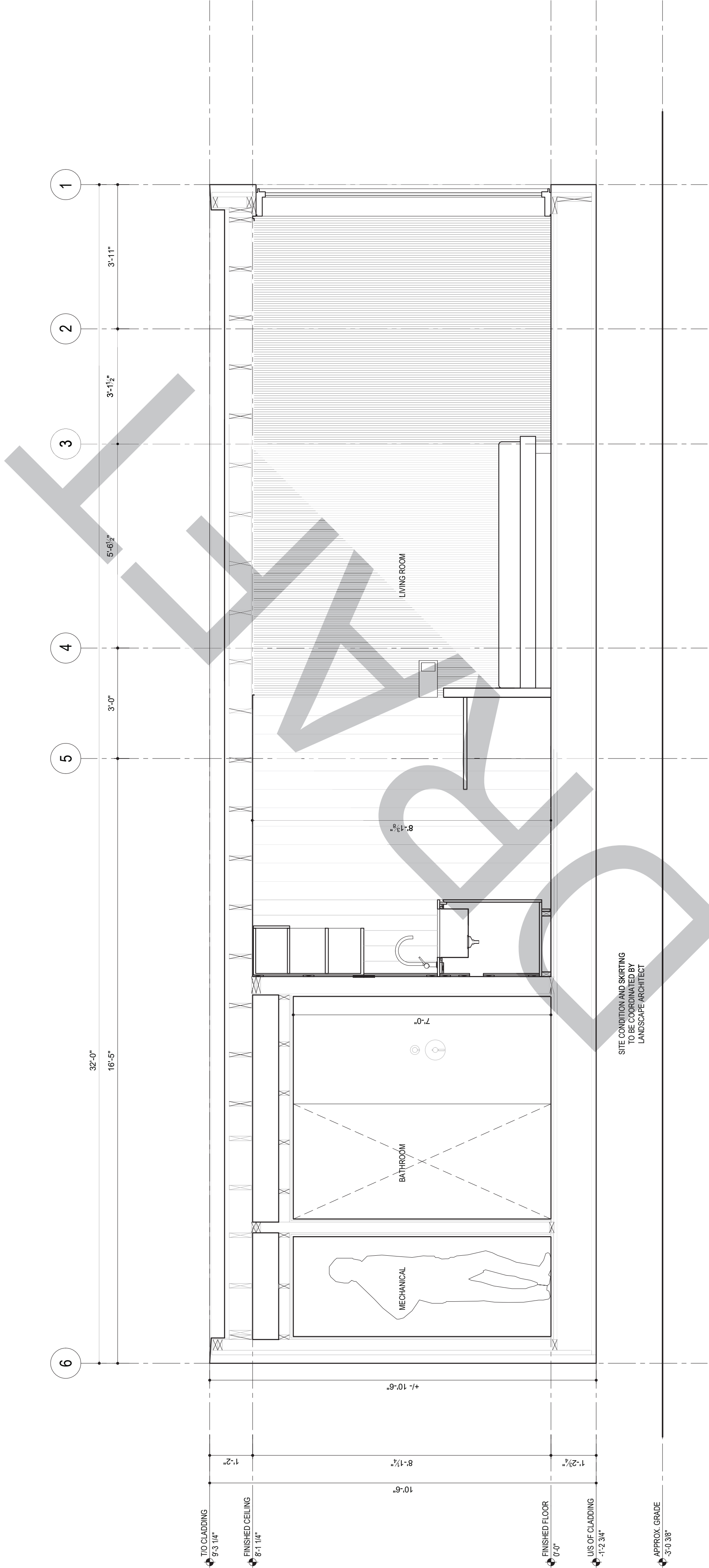
## Arcana Dog Tail Corners

Drawing Title

# Roof Plan

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		

# A103



1	PRONG	250110
Issue		

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Project

## Arcana Dog Tail Corners

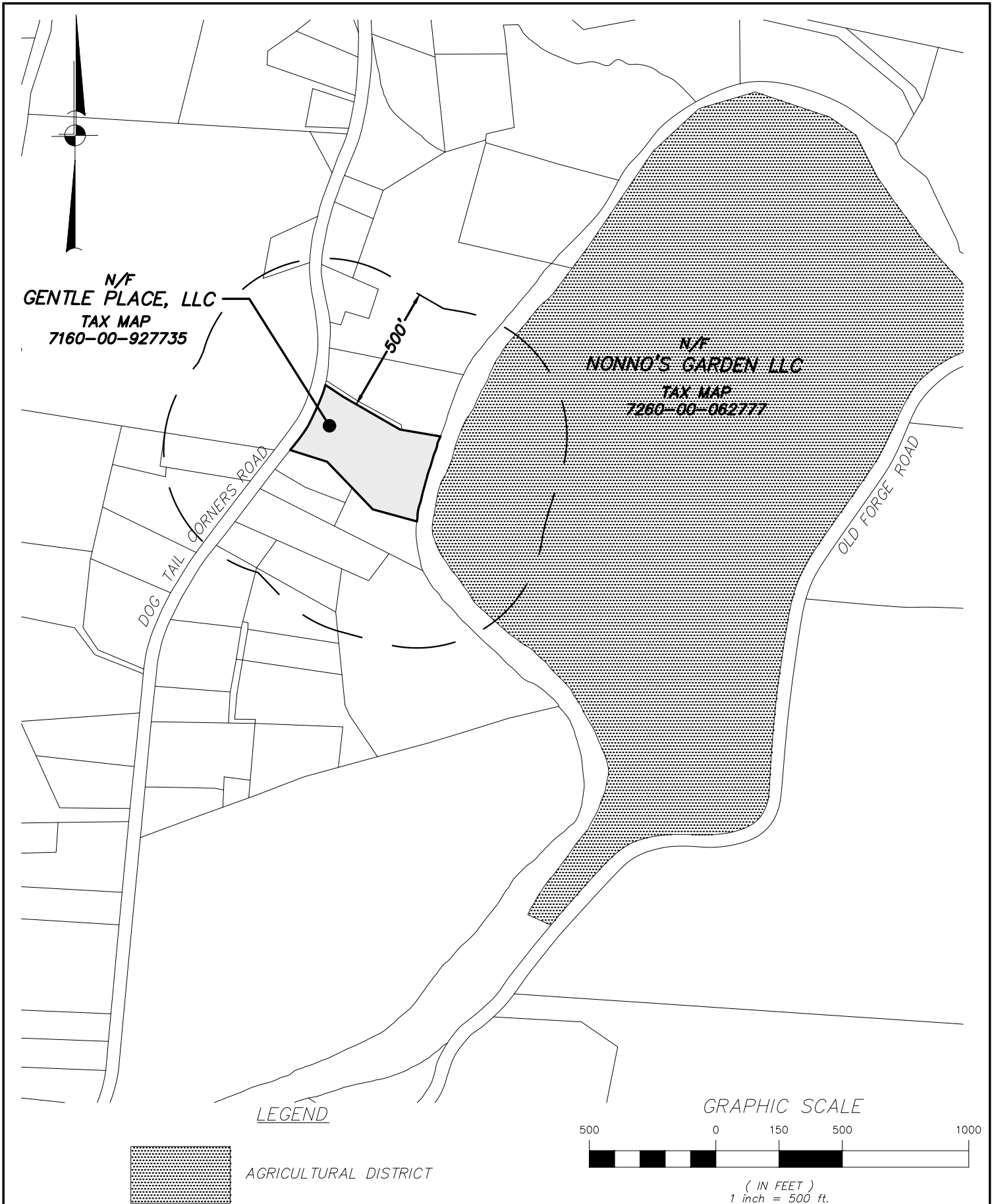
Drawing Title

## 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

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**  
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Phone (845) 225-9690 • Fax (845) 225-9717  
www.insite-eng.com

DATE: 2-12-25  
SCALE: 1"=500'  
PROJECT NO.: 24229.100  
FIGURE: 1