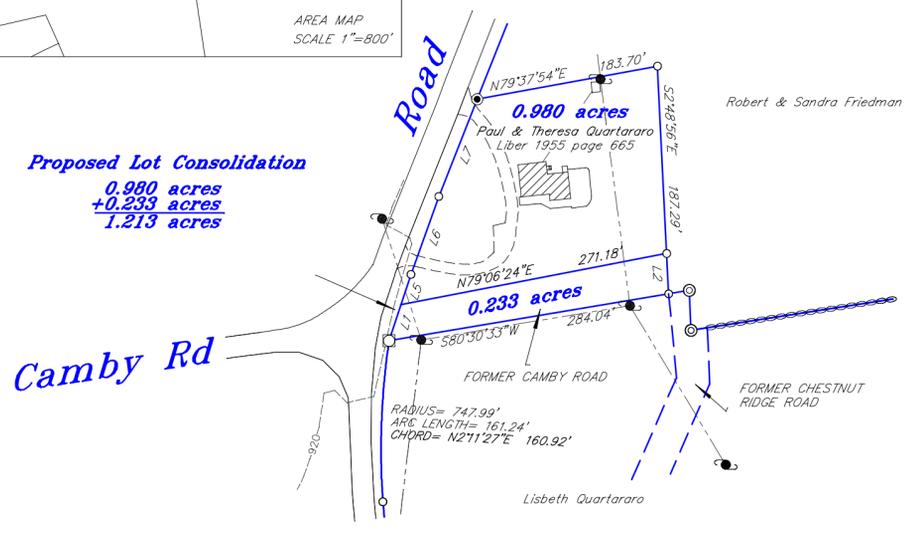


**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N18°18'34"E	37.81'
L2	S2°48'56"E	40.36'
L3	N80°30'33"E	20.96'
L4	S2°27'46"E	40.00'
L5	N18°18'34"E	31.98'
L6	N19°41'49"E	82.66'
L7	N21°37'34"E	104.41'

**Proposed Lot Consolidation**  
**0.980 acres**  
**+0.233 acres**  
**1.213 acres**



**BULK REGULATIONS TABLE (RC ZONE)**

MINIMUM LOT SIZE	5 ACRES
(REAR / FLAG LOT)	10 ACRES
MIN. ROAD FRONTAGE (COUNTY RD)	400'
(REAR / FLAG LOT)	25'
MIN. FRONT YARD SETBACK (COUNTY RD)	60'
MIN. SIDE YARD SETBACK	30'
MIN. REAR YARD SETBACK	50'
MAXIMUM IMPERMEABLE SURFACE COVERAGE	10 %
MAX. HEIGHT	35'
MAX. FOOTPRINT FOR NONRESIDENTIAL STRUCTURES	4,000 sq.ft.

NOTE: AREA VARIANCE No. 2012-004 WAS GRANTED TO PAUL QUARTARARO CONDITIONED ON THE GRANTING OF A QUIT-CLAIM DEED TO THE ABANDONED SECTION OF "OLD CAMBY ROAD" (BEING THE 0.233 ACRES TO BE CONVEYED FROM LISBETH QUARTARARO TO PAUL & THERESA QUARTARARO) ON AUGUST 1, 2012.

TAX PARCEL No.	ADJOINING OWNER
154906	Ragnar & Lauren Knutsen Valley Road Locust Valley, NY 11560
357929	Robert & Sandra Friedman 45 Sugar Maple Lane Dover Plains, NY 12522
377644	Lisbeth Quartararo P.O. Box 428 Millbrook, NY 12545

**Lot Consolidation Map**

prepared for

**Paul & Theresa Quartararo**

Town of Dover  
Scale 1"=120'

Dutchess County, N.Y.  
March 20, 2013

**PARCEL DATA (PAUL & THERESA QUARTARARO)**

ZONE = RC  
 AGRICULTURAL DISTRICT = (0)  
 OWNER = PAUL & THERESA QUARTARARO  
 ADDRESS = 632 CHESTNUT RIDGE ROAD, MILLBROOK, NY 12545  
 TAX PARCEL = 132600-6962-00-161869-0000

**REFERENCE DEEDS**

0.980 ACRES - LIBER 1955 PAGE 655  
 0.233 ACRES - DOC No. 2-2013-882 &  
 DOC No. 2-2012-6059

**HEALTH DEPARTMENT NOTE**

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 XI OF THE DUTCHESS COUNTY SANITARY CODE.  
 PERMISSION IS HEREBY GRANTED FOR THE FILING OF THIS MAP WITH THE CLERK OF DUTCHESS COUNTY. APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

**TOWN OF DOVER PLANNING BOARD**

PAUL & THERESA QUARTARARO, OWNER OF THE PROPERTY IN APPLICATION, HAS COMPLIED WITH THE PROVISIONS OF THE LAND SUBDIVISION REGULATIONS, THE PLANNING BOARD AFTER DUE NOTICE AND A PUBLIC HEARING HELD ON AS PRESCRIBED BY ARTICLE 16, SECTION 276 OF THE TOWN LAW OF THE STATE OF NEW YORK, HAS APPROVED THE FINAL PLAT AS SUBMITTED.

DATE: \_\_\_\_\_

**OWNERS CONSENT**

THE UNDERSIGNED OWNER OF THE PROPERTIES SHOWN HEREON STATES THAT SHE IS FAMILIAR WITH THIS MAP AND ITS CONTENTS, AND HEREBY CONSENTS TO ALL THE TERMS AND CONDITIONS AS STATED HEREON, AND TO THE FILING OF THIS MAP IN THE OFFICE OF THE CLERK OF THE COUNTY OF DUTCHESS.

PAUL M. QUARTARARO DATE \_\_\_\_\_

THERESA G. QUARTARARO DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THE DIMENSIONS SHOWN HEREON ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME COMPLETED ON JUNE 29, 2012.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH DATE \_\_\_\_\_

CHAIRMAN, TOWN PLANNING BOARD

KIRK K. HORTON, L.S. 049954  
 9 BROADWAY, AMENIA, NY 12501