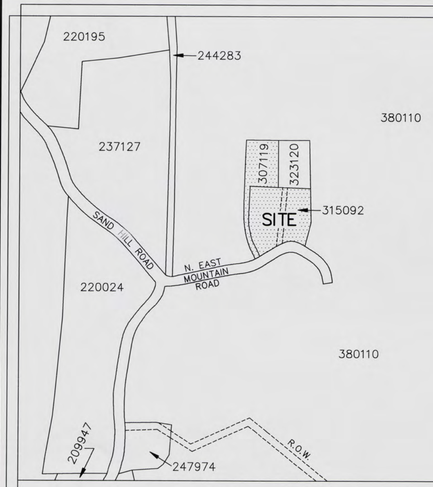


AREA MAP

PART OF TAX MAP SHEET NO. 7162 & 7163
SCALE : 1 inch = 400 feet

TAX PARCEL NUMBERS AND ADJOINING OWNERS

PARCEL NO. 307119	JOSEPH M. COUTURE & LORI BENSON COUTURE
PARCEL NO. 315092	JUANITA M. BENSON
PARCEL NO. 323120	JOHN CALABRO & WANDA CALABRO
PARCEL NO. 380110	DOUBLE J K RANCH LLC
PARCEL NO. 237127	RICHARD NANNARELLO II
PARCEL NO. 220195	RICHARD NANNARELLO II
PARCEL NO. 220024	DONALD P. SGAGGERO & SUSAN SGAGGERO
PARCEL NO. 247974	SCOTT MILL & AMANDA MILL
PARCEL NO. 209947	PETER KOERNER & MELANIE INCONSTANTI
PARCEL NO. 244283	FRANK BINOTTO, GEORGE HOLOMAKOFF JR, & MICHAEL HOLOMAKOFF

CONVENTIONAL SUBDIVISION BULK REGULATIONS TABLE RU DISTRICT		LOT 1	LOT 2
MINIMUM LOT SIZE	2 AC.	1.49 AC. NEW	2.06 AC. NEW
MINIMUM ROAD FRONTAGE			
PRIVATE ROAD	100'	NA	NA
TOWN ROAD	250'	25.29'*	245.96'*
COUNTY/STATE ROAD	300'	NA	NA
MINIMUM FRONT YARD SETBACK			
PRIVATE/TOWN ROAD	40'	NA	95'
COUNTY STATE ROAD	60'	NA	NA
MINIMUM SIDE YARD SETBACK	30'	48'	64'
MINIMUM REAR YARD SETBACK	50'	74'	188'
MAXIMUM IMPERMEABLE SURFACE COVERAGE	10%	4%±	7.5%±
MAXIMUM HEIGHT	35'	23'±	23'±
MAXIMUM FOOTPRINT (IN SQ. FT.) FOR NONRESIDENTIAL STRUCTURES	6000	1015± sq.ft.	990± sq.ft.
LOT AREAS ARE THE ONLY CHANGES FOR THIS TABLE.			
* PRE-EXISTING, NON-CONFORMING, NO CHANGES ARE PROPOSED.			

SETBACKS FOR EXISTING BUILDINGS AND WELL	
LOT 1	
WELL TO WEST LINE	28'
NORTH HOUSE CORNER TO NORTH LINE	74'
SOUTH HOUSE CORNER TO SOUTH LINE, LINE TO BE ABANDONED	120'
WEST HOUSE CORNER TO WEST LINE	48'
EAST HOUSE CORNER TO EAST LINE	83'
BARN TO NORTH LINE	7'
LOT 2	
WELL TO EAST LINE	80'±
SOUTHWEST HOUSE CORNER TO SOUTH LINE	95'
SOUTHEAST HOUSE TO EAST LINE	64'
NORTHWEST HOUSE TO NORTH LINE	188'
NORTHEAST GARAGE TO EAST LINE	68'
NORTHEAST GARAGE TO NORTH LINE	106'

LEGEND

STONE WALL
UTILITY POLE & WIRES
CULVERT

NOTES :

OWNERS/SUBDIVIDER :

LOT 1
JOSEPH M. COUTURE &
LORI BENSON COUTURE
21 NORTH – EAST MOUNTAIN ROAD
DOVER PLAINS, NEW YORK 12522
TAX PARCEL GRID NUMBER :
04–7163–00–307119
DEED LIBER 1781 PAGE 066

LOT 2
JUANITA BENSON
29 NORTH – EAST MOUNTAIN ROAD
DOVER PLAINS, NEW YORK 12522
TAX PARCEL GRID NUMBER :
04–7163–00–315092
DEED LIBER 1416 PAGE 549

CURRENTLY ZONED RU, RESIDENTIAL USE.

AQUIFER OVERLAY DISTRICT UAZ.

SURVEY DATUM – FILED MAP NO.8119.

LATEST FIELD LOCATION WORK AS OF DECEMBER, 2012.

SUBJECT TO WHATEVER RIGHT, TITLE, OR INTEREST THERE MAY BE OR OTHERS MAY HAVE IN AND TO THE ROADS SHOWN HEREON.

UNDERGROUND IMPROVEMENTS ARE NOT SHOWN HEREON.

SUBJECT TO CONDITIONS IMPOSED BY REGULATORY AGENCIES HAVING JURISDICTION OVER THIS SITE.

SUBJECT TO THE FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

SUBJECT TO EASEMENTS, RIGHTS OF WAY, AGREEMENTS, AND RESTRICTIONS THAT MAY EXIST.

WELL ON LOT 2 AND SDS AREAS SHOWN HEREON ARE FROM FILED MAP NO.8119, NOT FIELD LOCATED.

SUBJECT TO ANY CONDITIONS INDICATED ON FILED MAP NO.8119 AND RELATED MAPS.

CONTOURS FROM FILED MAP NO.8119.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY ME ON OR BEFORE 2012.

L.S. 49329 DATE

PERMISSION TO FILE 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 ARRANGEMENT FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH DATE

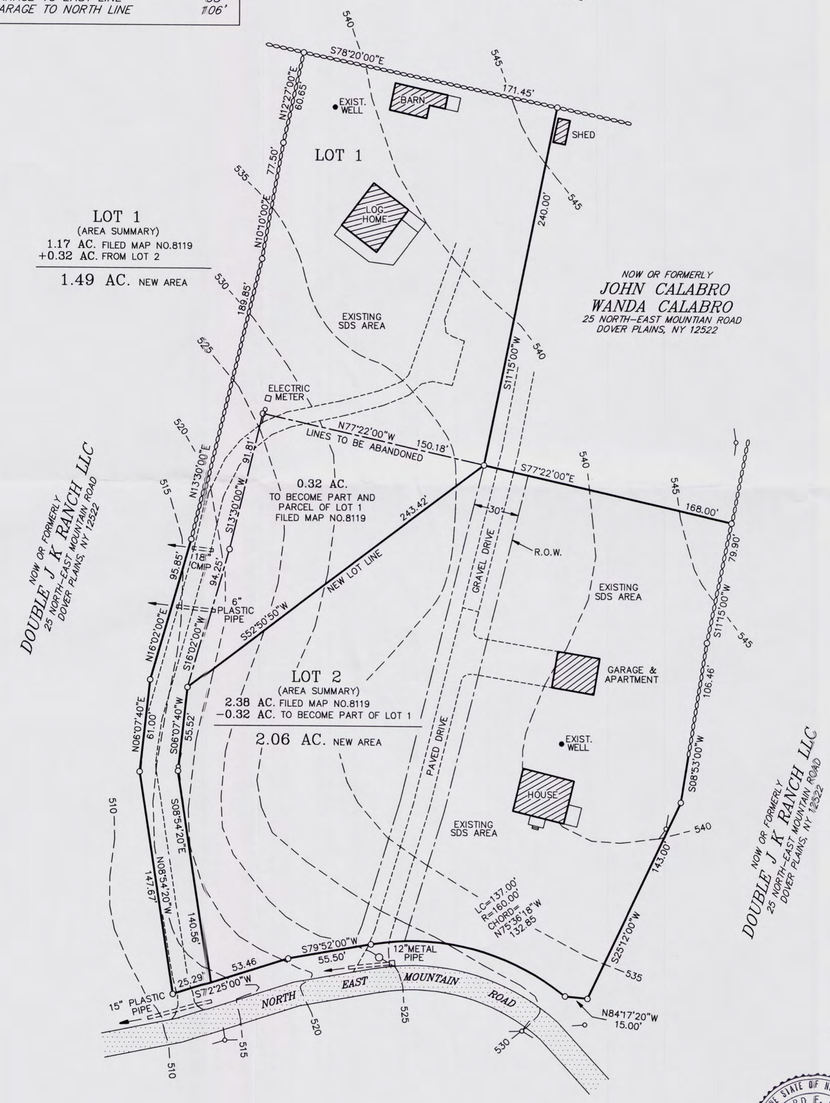
PLANNING BOARD APPROVAL

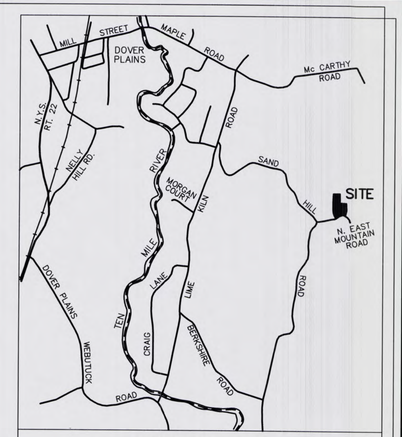
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF DOVER, NEW YORK, ON THE _____ DAY OF _____, 2013, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____ , 2013 BY

CHAIRMAN

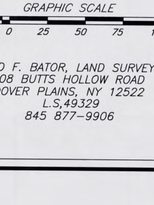
SECRETARY





VICINITY MAP

SCALE : 1 inch = 2000 feet



MAP
SHOWING
LOT LINE CHANGE
BETWEEN
JUANITA M. BENSON
(LOT 2, FILED MAP NO.8119)
AND
JOSEPH M. COUTURE & LORI BENSON COUTURE
(LOT 1, FILED MAP NO.8119)

TOWN OF DOVER — DUTCHESS COUNTY, NEW YORK
SCALE : 1 inch = 50 feet — JUNE 12, 2013

GRAPHIC SCALE
25 0 25 50 75 100 feet

LOT 1, TAX PARCEL NO.7163–00–307119 JOSEPH M. COUTURE & LORI BENSON
LOT 2, TAX PARCEL NO.7163–00–315092 JUANITA M. BENSON

THE STATE OF NEW YORK
EDWARD F. BATOR
No. 049329
LICENSED LAND SURVEYOR

EDWARD F. BATOR, LAND SURVEYOR
708 BUTTS HOLLOW ROAD
DOVER PLAINS, NY 12522
L.S.49329
845 877–9906

RECEIVED
JUN 13 2013