TAX MAP NUMBER:		ADJOINER NAME & ADDRESS:
1.	7160-03-419367	Smith-Wells, Margaret & Wells, Mark V. P. O. Box 302, Wingdale, NY 12594
2.	7160-03-439681	Ward, Richard T. Jr. & Marcia 5578 Route 55, Wingdale, NY 12594
3.	7160-03-380329	O'Neill, David & Loraine P. O. Box 68, Wingdale, NY 12594
4.	7160-00-377222	Stilwell, Keith D. & Beard, Jacelyn A. P. O. Box 633, Wingdale, NY 12594
5.	7160-00-496255	Town of Dover 126 C. Duncan Hill Road, Dover Plains, NY 12522
6.	7160-00-497341	Chu, Thomas & Maya 5604 Route 55, Wingdale, NY 12594
7.	7160-00-485348	Utter, Bonnie 5602 Route 55, Wingdale, NY 12594
8.	7160-00-477348	Bonavenia, Amanda T. 5596 Route 55, Wingdale, NY 12594

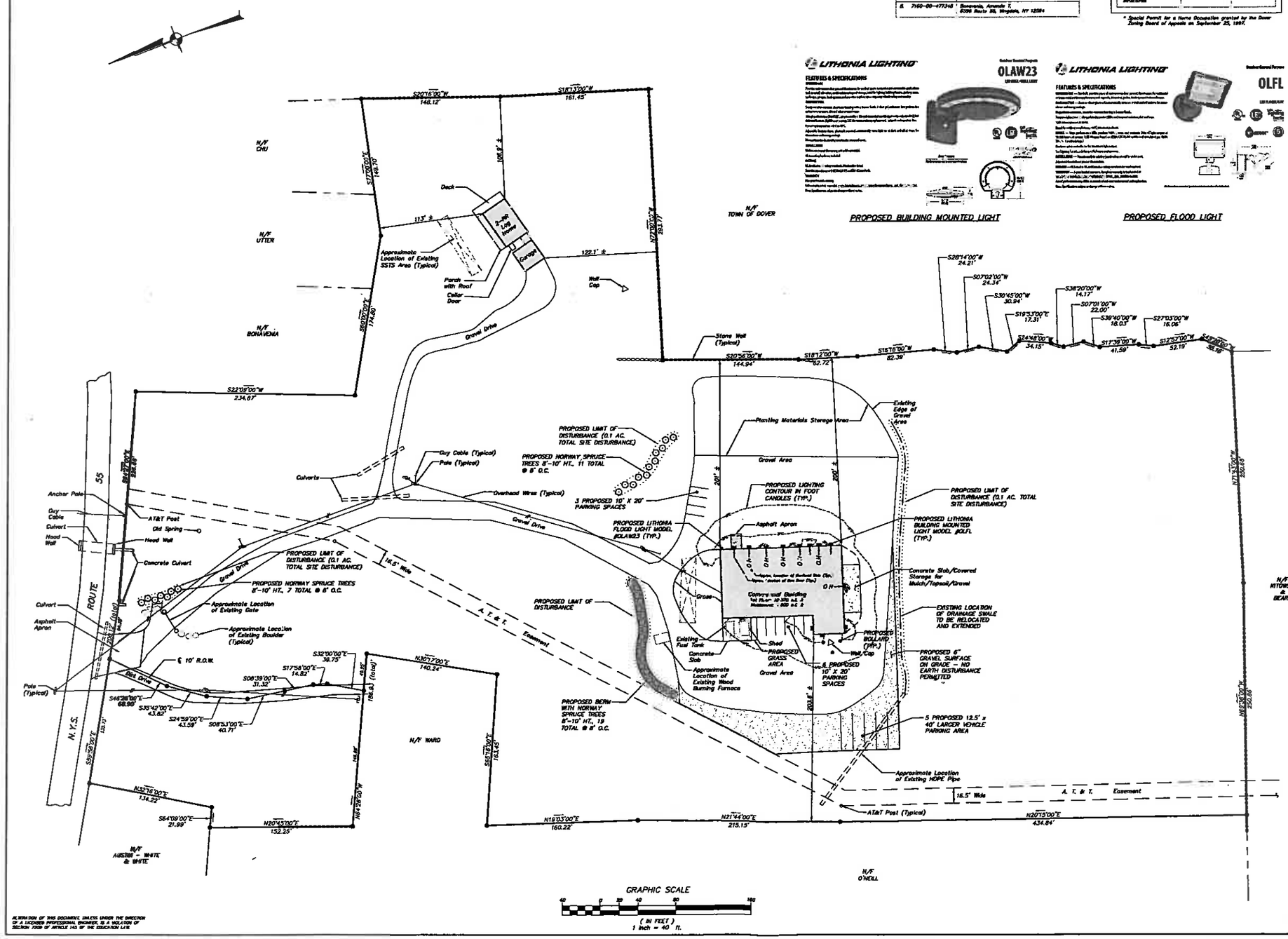
RC ZONE REQUIREMENTS:

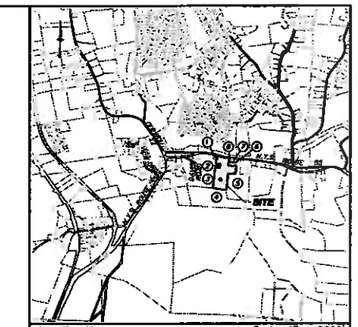
	REQUIRED	PROVIDED
Min. Lot Size	2 acres	13.1 acres ±
Min. Road Frontage	300'	420' ±
Min. Yards:		
Front:	60'	520' ±
Side:	30'	108' ±
Rear:	50'	122' ±
Max. Impervious Surface Coverage	<10%	2.5%
Max Building Height:	35'	< 35'
Max. Footprint for nonresidential structures	1,600 s.f.	10,370 ± *

* Special Permit for a Home Occupation granted by the Dover Zoning Board of Appeals on September 25, 1997.

PROPOSED BUILDING MOUNTED LIGHT

PROPOSED FLOOD LIGHT





Location Map — Scale: 1" = 2000'

Site Data:

Tax Map No.: 132600-7160-00-431511-0000
Total Lot Area: 13.1374 Ac. ±
Zone: RU (Rural District)
Proposed Use: Residential & Commercial (Home Occupation)

Record Owner/Applicant:

496 Route 55 LLC
330 Main Street, Suite 330
White Plains, NY 10601

Home Occupation/Commercial Entity:

Lascon, Incorporated
185 Summerfield Dr.
Second Floor
Scarsdale, NY 10583

General Notes:

1. Property line and existing features shown hereon are based upon survey prepared by Donald Michael Salmon, L.S.
2. No signage is proposed for the subject property.
3. The hours of operation of the Home Occupation shall be limited to Monday through Saturday, 7:00 a.m. to 5:00 p.m.
4. Any vehicle maintenance shall be confined to the interior of the commercial building.
5. Excess around the commercial building is permitted as shown. All material storage shall be confined to the rear (west side) of the commercial building.
6. All sand pile shall be removed from the site and disposed of in an approved manner.
7. Any change in the proposed use in the commercial building requires site plan review and approval by the Town of Dover Planning Board and may require an amended special use permit approval.
8. The subject property and adjoining properties lie entirely within RU (Rural) Zoning District.
9. Utility service to existing residence is located underground.
10. Of the total 11,870 s.f.o. of the existing commercial building, 1,500 s.f.o. will be used for office, and 10,370 s.f.o. will be used for storage and garaging.
11. All floor drains within the existing commercial building shall be permanently plugged.
12. Photometrics shown hereon are based upon an overhead door height of 10 feet and a minimum door height of 10 feet. Actual door and mounting heights shall be verified prior to the next planning board submission.
13. All proposed lighting will be activated by motion sensors and will remain illuminated for a minimum of 120 seconds.

Town of Dover Planning Board Approval

Approved by Resolution _____ of the Planning Board of the Town of Dover, New York, on the _____ day of _____, 20__, subject to all requirements and conditions of said Resolution. Any change, erasure, modification or revision of this plan, as approved, shall void this approval.

Signed this _____ day of _____, 20__.

_____
Chairperson

NO.	DATE	REVISION	BY
7	5-14-14	SUBMISSION TO PLANNING BOARD	MGU
6	4-24-14	REVISED PER OWNERS COMMENTS	MGU
5	4-15-14	REVISED PER OWNERS COMMENTS	MGU
4	3-31-14	REVISED FOR NEW OWNER	DMR
3	8-16-12	REVISED GENERAL NOTE #7	TR
2	5-5-12	GENERAL REVISIONS	TR
1	3-22-12	GENERAL REVISIONS	TR

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Gerrald Place
Central, NY 10512
(845) 225-9595
(845) 225-0717 fax
www.insite-eng.com

PROJECT:
LASCON, INCORPORATED
496H ROUTE 55, TOWN OF DOVER, DUTCHESS COUNTY, NEW YORK

DRAWING:
AMENDED SITE PLAN

PROJECT NO.	08115.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	12-8-10	DRAWN BY	T.R.	SP-1	1 of 1
SCALE	1" = 40'	CHECKED BY			

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.

REDUCED SCALE PLAN