



AREA MAP SCALE: 1" = 500' VICINITY MAP SCALE: 1" = 2000'

### BULK REGULATIONS

#### HIGH DENSITY RESIDENTIAL "RH-1"

PROVISION	REQUIRED	EXISTING
MIN. LOT AREA (ACRE)	1	0.39 <sup>1</sup> (PARCEL #2)
MIN. LOT WIDTH (FT)	200	90 <sup>1</sup> (PARCEL #2)
MAX. COVERAGE (%)	10%	62.6% <sup>1</sup> (PARCEL #1 - NO CHANGE)
MAX. BUILDING HEIGHT (FT   STORIES)	35   2.5	1.5 STORIES (PARCEL #4 - RESIDENCE)
MIN. ROAD FRONTAGE (FT)	200	90 <sup>1</sup> (PARCEL #2)
YARDS (MINIMUM)		
MIN. FRONT YARD SETBACK (FT)	50	23.2' <sup>1</sup> (PARCEL #1 - OFFICE)
MIN. REAR YARD SETBACK (FT)	30	36.5 (PARCEL #1 - SHED)
MIN. SIDE YARD SETBACK (FT)	25	4.8' <sup>1</sup> (PARCEL #4 - VEHICLE MAINTENANCE)

**TOWN OF WASHINGTON PLANNING BOARD**  
**OWNER / APPLICANT SIGNATURES**  
 The undersigned applicant(s) for the property and the undersigned owner(s) of the property shown herein certify that they are familiar with this map and its notes and its contents as stated herein including all conditions of approval. The applicant and the owner understand their obligation to the Town not to occupy the premises before a Certificate of Occupancy is issued by the Town for the occupancy as approved hereon.

Owner \_\_\_\_\_  
 Date \_\_\_\_\_  
 Applicant \_\_\_\_\_  
 Date \_\_\_\_\_

**TOWN OF WASHINGTON PLANNING BOARD**  
**SITE PLAN APPROVAL**  
 The plan of development for the property as depicted hereon was approved by a majority of the members of the Town of Washington Planning Board at a meeting held on \_\_\_\_\_ and the conditions of Site Plan Approval have been satisfied or arrangements have been made to ensure the completion of any outstanding or incomplete conditions.

Chairman \_\_\_\_\_  
 Date \_\_\_\_\_

1) EXISTING NONCONFORMING.

### USE/BUILDING DATA

**EXISTING USE & BUILDING DATA:**  
 1. USE = FUEL STORAGE/DISTRIBUTION, SELF STORAGE FACILITY, RESIDENTIAL, OFFICE  
 2. TOTAL FOOTPRINT AREA = 44,426 S.F.

<b>PARCEL #1</b>	<b>PARCEL #4</b>
- OFFICE: 4,571 SF	- GARAGE WORKSHOP: 5,032 SF
- GARAGE/OFFICE: 6,897 SF	- SHED: 480 SF
- STRUCTURE: 1,410 SF	- MAINTENANCE BUILDING: 5,000 SF
- SHED: 400 SF	- SELF STORAGE #1: 6,000 SF
	- SELF STORAGE #2: 5,000 SF
	- SELF STORAGE #3: 5,000 SF
	- APARTMENT: 2,231 SF
	- RESIDENCE: 1,285 SF
	- RESIDENCE: 1,120 SF

**PROPOSED USE DATA**  
 1. USE = EXISTING + CONCRETE TRUCK PARKING  
 - CONCRETE TRUCK PARKING TO SUPPLEMENT EXISTING "R+R CONCRETE" OPERATIONS WITHIN TOWN OF AMENIA  
 2. PROPOSED CONCRETE PARKING SPACES:  
 - 12 - 10'X36' CONCRETE TRUCK SPACES (ON-SITE)  
 - 4 - 10'X36' CONCRETE TRUCK SPACES (AMENIA LOCATION)

### SITE DATA

**PARCEL 1**  
 ZONING DISTRICT: "RH-1" HIGH DENSITY RESIDENTIAL  
 ACRES: ±2.6-ACRES  
 TAX GRID NO.: 135889-7063-06-371999  
 PROPERTY ADDRESS: 24-32 TINKER TOWN ROAD WASHINGTON NY 12522  
 PROPERTY OWNER: GEORGE M. TAYLOR ESTATE  
 PO BOX 1199  
 DOVER PLAINS, NY 12522

**PARCEL 2**  
 ZONING DISTRICT: "RH-1" HIGH DENSITY RESIDENTIAL  
 ACRES: ±0.39-ACRES  
 TAX GRID NO.: 135889-7064-18-377025  
 PROPERTY ADDRESS: TINKER TOWN ROAD WASHINGTON NY 12522  
 PROPERTY OWNER: GEORGE M. TAYLOR & SON  
 PO BOX 1199  
 DOVER PLAINS, NY 12522

**PARCEL 3**  
 ZONING DISTRICT: "RH-1" HIGH DENSITY RESIDENTIAL  
 ACRES: ±0.44-ACRES  
 TAX GRID NO.: 135889-7064-18-382034  
 PROPERTY ADDRESS: TINKER TOWN ROAD WASHINGTON NY 12522  
 PROPERTY OWNER: GEORGE M. TAYLOR & SON  
 PO BOX 1199  
 DOVER PLAINS, NY 12522

**PARCEL 4**  
 ZONING DISTRICT: "RH-1" HIGH DENSITY RESIDENTIAL  
 ACRES: ±9.4-ACRES  
 TAX GRID NO.: 135889-7063-06-397993  
 132000-7063-06-422981  
 PROPERTY ADDRESS: 23, 24-27 TAYLOR ROAD WASHINGTON, NY 12522  
 PROPERTY OWNER: GEORGE M. TAYLOR & SON  
 PO BOX 1199  
 DOVER PLAINS, NY 12522

**MAP NOTES:**  
 1. BOUNDARY AND TOPOGRAPHIC SURVEY DATA BASED UPON AN ACTUAL FIELD SURVEY COMPLETED ON OR BEFORE NOVEMBER 15, 2007, REVISED JULY 2, 2021, BY BLY & HOUSTON LLP, LAND SURVEYORS.

0 30' 60'  
 1" = 30'  
 GRAPHIC SCALE

DATE	REVISION
2/11/2022	REVISED AS PER OWNER'S REQUESTS

ENGINEERING, DESIGN, & PLANS PREPARED BY:  
**RENNIA ENGINEERING DESIGN, PLLC**  
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**TAYLOR OIL**  
**AMENDED SITE PLAN**

TOWN OF WASHINGTON DUTCHESS COUNTY, NY

**SITE PLAN**

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
12/29/2021	1" = 30'	RED	RED	RAR	21-050	1 of 1

PRELIMINARY