

SCHEDULE OF AREA AND BULK REGULATIONS (PROPOSED)

55 DAHEIM ROAD, TOWN OF WASHINGTON 6865-00-265763 ZONE RR-10

| DISTRICT | REQUIRED (RR-10) | PROPOSED (EXISTING) RR-10 |
|--|---------------------------------|---|
| MINIMUM LOT SIZE -AREA (ACRES) (3) -WIDTH (FEET) | 10 ACRES 400 FEET | 7.01 ACRES (309,296 SF.) (3) 509 FEET |
| MINIMUM SETBACK -FRONT (4) -EACH SIDE -REAR | 100 FEET 100 FEET 75 FEET | 56.2 FEET (TO NEW FRONT PORCH) (4) * 58.90 FEET (TO FRONT CORNER OF EXISTING DWELLING) 143.1 FEET (LEFT SIDE) 295.75 (RIGHT SIDE) 185.7 FEET |
| MAXIMUM BUILDING HEIGHT -STORIES -FEET | 2.5 STORIES 35 FEET | 2 STORIES 21 FEET |
| MAXIMUM COVERAGE -PERCENT (1) | 10 % (30,529.6 SF.) | 10,209 SF. (3.34%) (1) |
| MINIMUM ROAD FRONTAGE -FEET | 400 FEET | 483.83 FEET |
| FLOOR AREA (2) (5) * | | |
| -TOTAL FOR ENTIRE SITE (DWELLING AND ACCESSORY) | | 5,387 SF. (1.76% OF SITE AREA) (2) |
| -TOTAL FOR DWELLING ONLY | | 3,295 SF. (1.08% OF SITE AREA) (2) (5) * |

FOOTNOTES:

| | | | | | | |
|---|---|---|--|---|--------------------------|---|
| (1) MAXIMUM COVERAGE: ACCESSORY BUILDING -COVERED PATIO -FLAGSTONE TERRACES -POOL -POOL EQUIPMENT PAD | -841 SF. -412 SF. -3,155 SF. -648 SF. -144 SF. | MAIN DWELLING -SIDE PATIO -COVERED FRONT ENTRY STOOP -SIDE ENTRY STOOP -SCREENED PORCH -MAIN HOUSE -"BILCO" BASEMENT ACCESS | -96 SF. -80 SF. -29 SF. -229 SF. -1,614 SF. -50 SF. | WALKWAYS/ DRIVEWAY -FLAGSTONE WALKWAYS -GRAVEL DRIVEWAY | -1,024 SF. -1,907 SF. | TOTAL = 2,991 SF. |
| (2) FLOOR AREA: MAIN DWELLING -FIRST FLOOR -SECOND FLOOR -ROOFED FRONT PORCH -SCREENED PORCH TOTAL | -1,607 SF. -1,411 SF. -46 SF. -229 SF. -3,295 SF. | ACCESSORY BUILDING -FIRST FLOOR -SECOND FLOOR -ROOFED REAR PORCH TOTAL | -841 SF. -841 SF. -412 SF. -2,094 SF. | | | TOTAL = 5,387 SF. PROPOSED |
| (3) NON CONFORMING LOT SIZE (EXISTING) | | | | | | |
| (4) NON CONFORMING FRONT SETBACK (PROPOSED) | | | | | | * AREA VARIANCES REQUIRED. (VARIANCES GRANTED BY ZBA FEB. 20, 2024) |
| (5) THE NEW PROPOSED PLAN ADDS 899 ADDITIONAL SQUARE FEET TO THE EXISTING DWELLING. THIS IS A 35% INCREASE TO THE EXISTING DWELLING FLOOR AREA. | | | | | | * VARIANCE REQUIRED. (VARIANCE GRANTED BY ZBA FEBRUARY 20, 2024) |

TOWN OF WASHINGTON PLANNING BOARD OWNER/APPLICANT SIGNATURES

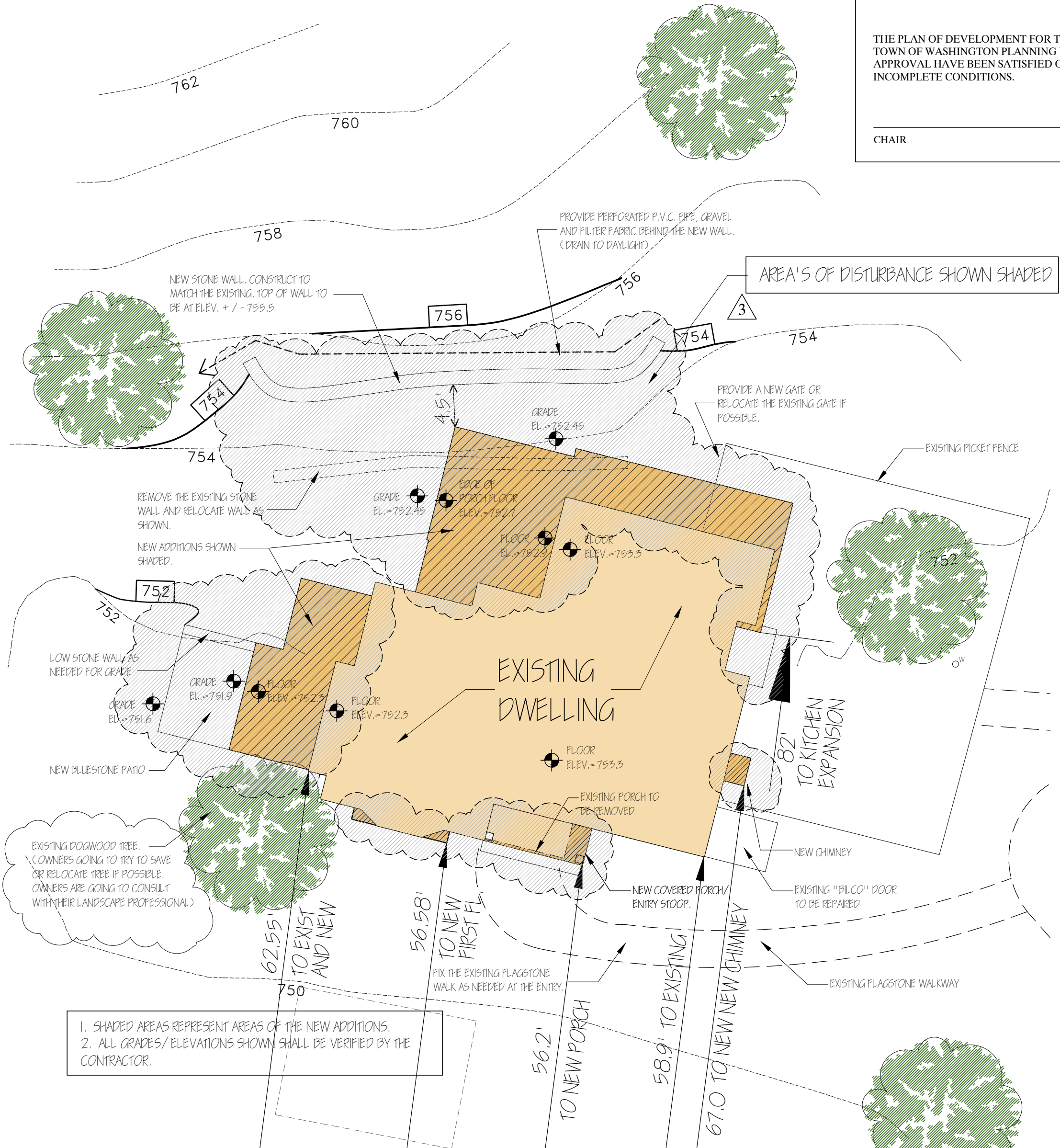
THE UNDERSIGNED APPLICANT (S) FOR THE PROPERTY AND THE UNDERSIGNED OWNER (S) OF THE PROPERTY HEREBY CERTIFY THAT THEY ARE FAMILIAR WITH THIS MAP AND ITS NOTES AND ITS CONTENTS AS STATED HEREON INCLUDING ALL CONDITIONS OF APPROVAL. THE APPLICANT AND THE OWNER UNDERSTAND THEIR OBLIGATIONS TO THE TOWN TO KEEP THE PREMISES AS PER PLAN APPROVAL BY THE PLANNING BOARD UNTIL A NEW OR REVISED PLAN FOR DEVELOPMENT OR USE OF THE SITE IS APPROVED BY THE PLANNING BOARD. 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 HEREIN. DUTCHESS COUNTY CLERK.

OWNER _____ DATE _____
APPLICANT _____ DATE _____

TOWN OF WASHINGTON PLANNING BOARD PLAN APPROVAL

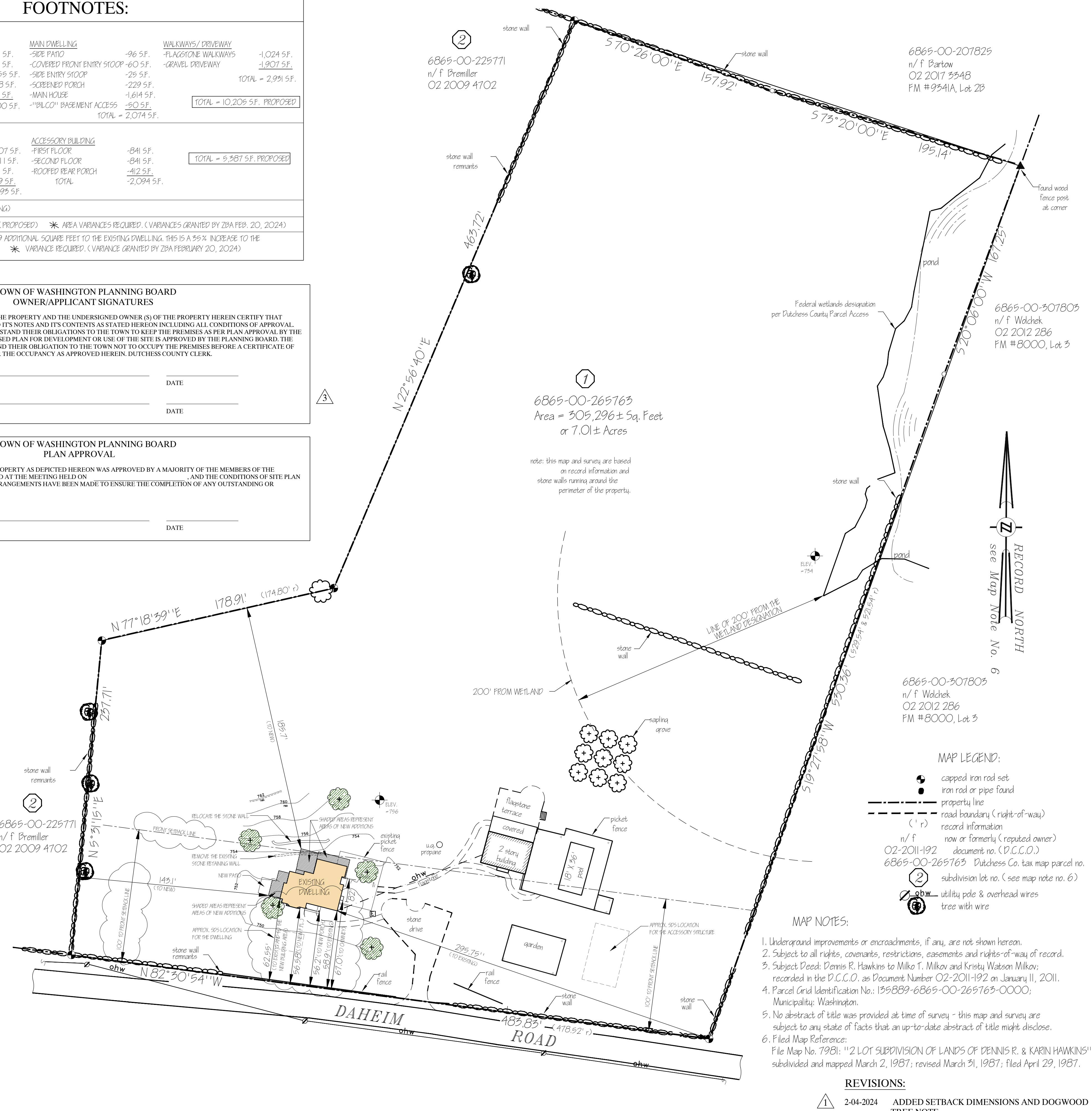
THE PLAN OF DEVELOPMENT FOR THE PROPERTY AS DEPICTED HEREON WAS APPROVED BY A MAJORITY OF THE MEMBERS OF THE TOWN OF WASHINGTON PLANNING BOARD AT THE MEETING HELD ON _____, AND THE CONDITIONS OF SITE PLAN APPROVAL HAVE BEEN SATISFIED OR ARRANGEMENTS HAVE BEEN MADE TO ENSURE THE COMPLETION OF ANY OUTSTANDING OR INCOMPLETE CONDITIONS.

CHAIR _____ DATE _____



HOUSE DETAIL

SCALE: 1" = 10'-0"



SITE PLAN (PROPOSED)

SCALE:

1" = 40'-0"

REVISIONS:

| | | |
|---|-----------|--|
| 1 | 2-04-2024 | ADDED SETBACK DIMENSIONS AND DOGWOOD TREE NOTE. |
| 2 | 2-23-2024 | ADDED SETBACK DIMENSION OF 82' TO NORTH KITCHEN ADDITION. |
| 3 | 4-01-2024 | ADDED APPROVAL SIGNATURE BOX AND SHOWED AREAS OF DISTURBANCE |

ARCHITECT'S SEAL

MILLBROOK ARCHITECTS
107 TAMPICO LAKE • KISSIMMEE • FLORIDA • 34743 • (845) 227-1004

ADDITION AND RENOVATIONS TO:
MILKO & KRISTY MILKOV RESIDENCE
55 DAHEIM ROAD
MILLBROOK, NEW YORK 12545
SITE PLAN (PROPOSED)

DATE: NOVEMBER 1, 2023
PROJECT: 2021-07 "MILKOV"
SHEET: S-2 OF 2