

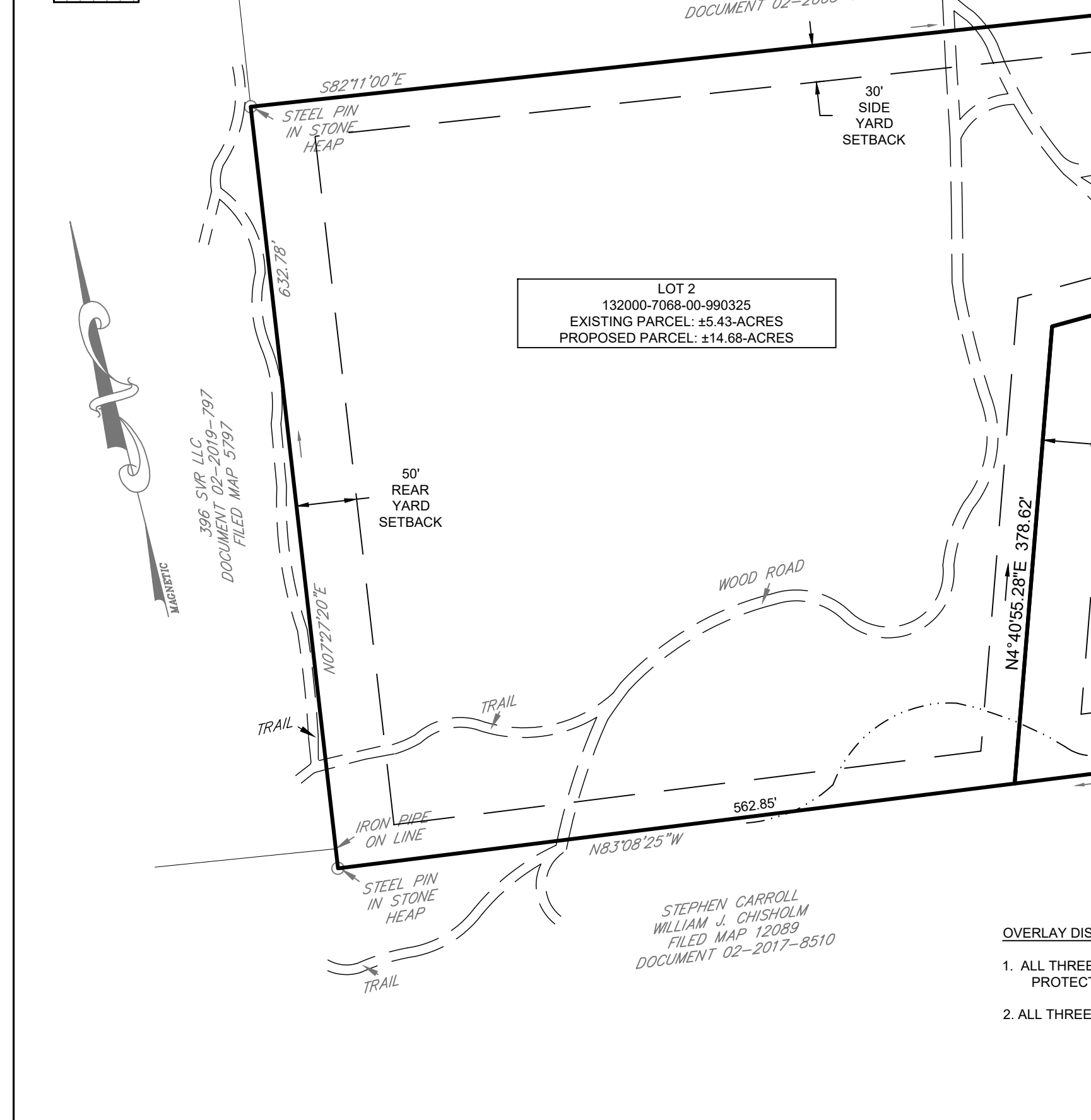
VICINITY PLAN SCALE: 1" = 2,000'

**LEGEND**

EXISTING LOT LINE	---
PROPOSED LOT LINE	---
EXISTING STREAM	---
EXISTING WOOD ROAD	---
PROPOSED SIDE YARD SETBACK	---

AREA MAP SCALE: 1" = 500'

	"RA"-RURAL AGRICULTURAL		"RR"-RURAL RESIDENTIAL
	"SR"-SUBURBAN RESIDENTIAL		



LOT LINE REALIGNMENT SCALE: 1" = 100'

**MAP NOTES:**

- PROPERTY DATA AND EXISTING FEATURES BASED UPON A SURVEY MAP COMPLETED BY BLY AND HOUSTON INC., DATED JANUARY 1, 2024.

**OVERLAY DISTRICT NOTES:**

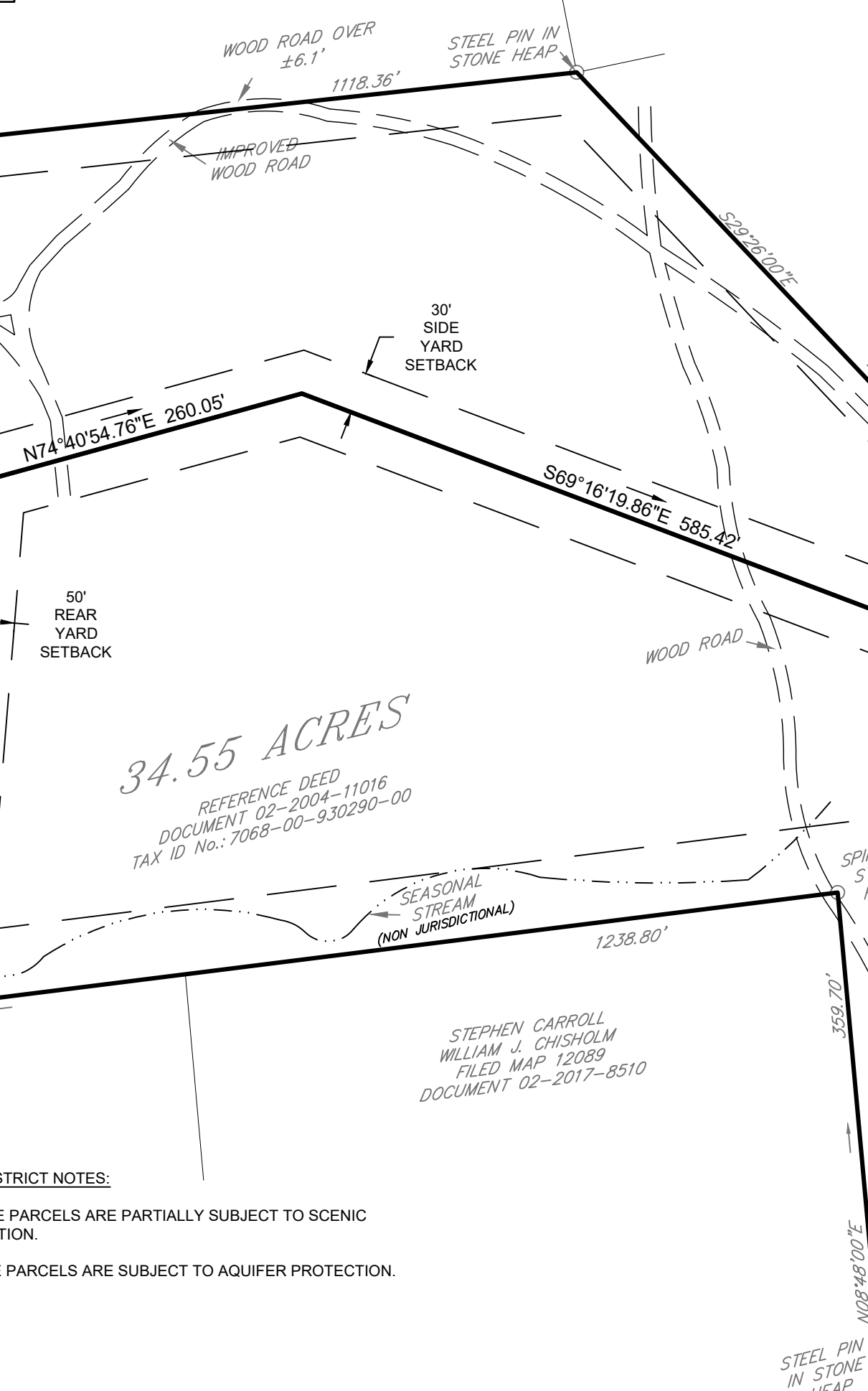
- ALL THREE PARCELS ARE PARTIALLY SUBJECT TO SCENIC PROTECTION.
- ALL THREE PARCELS ARE SUBJECT TO AQUIFER PROTECTION.

**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 DUTCHESS COUNTY, APPROVAL FOR ARRANGEMENTS FOR WATER SUPPLY AND/OR SEWAGE DISPOSAL IS NEITHER SOUGHT NOR GRANTED.

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



LOT LINE REALIGNMENT SCALE: 1" = 100'

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

**ADJACENT PROPERTY OWNERS**

396 SVR LLC PO BOX 3286 PALM BEACH, FL 33480 FOR PROPERTY: 132000-7068-00-474325	LINDEN C. CHAMBERLIN 1050 OLD ROUTE 22 MILLERTON, NY 12546 FOR PROPERTY: 132000-7068-00-930290
AMENIA HUNTING CLUB INC 340 LAWLOR TER STRATFORD, CT 06614 FOR PROPERTY: 132000-7068-00-910325	LINDEN CHAMBERLIN 1050 OLD ROUTE 22 MILLERTON, NY 12546 FOR PROPERTY: 132000-7068-00-990325
AMENIA HUNTING CLUB INC 340 LAWLOR TER STRATFORD, CT 06467 FOR PROPERTY: 132000-7068-00-880375	WILLIAM J. KUTCH 251 CASCADE MOUNTAIN RD AMENIA, NY 12501 FOR PROPERTY: 132000-7168-00-021280
JOSEPH CARROLL, JR 28 E MAIN ST CANAAN, CT 06018 FOR PROPERTY: 132000-7068-00-810360	MASON W. MORJIKIAN 302 MONTEREY AVE PELHAM, NY 10803 FOR PROPERTY: 132000-7168-00-025229
STEPHEN CARROLL 99 CASCADE MOUNTAIN RD AMENIA, NY 12501 FOR PROPERTY: 132000-7068-00-913420	NORTHERN DUTCHESS PROP LLC 1 BRYANT PARK FL 49 NEW YORK, NY 10036 FOR PROPERTY: 132000-7168-00-007424
STEPHEN CARROLL 99 CASCADE MOUNTAIN RD AMENIA, NY 12501 FOR PROPERTY: 132000-7068-00-788222	DOUGLAS R. TRAVIS PO BOX 575 AMENIA, NY 12501 FOR PROPERTY: 132000-7168-00-026251
STEPHEN CARROLL 99 CASCADE MOUNTAIN RD AMENIA, NY 12501 FOR PROPERTY: 132000-7068-00-867230	LINDEN C. CHAMBERLIN 1050 OLD ROUTE 22 MILLERTON, NY 12546 FOR PROPERTY: 132000-7168-00-025330
WILLIAM CARROLL 340 LAWLOR TER STRATFORD, CT 06467 FOR PROPERTY: 132000-7068-00-936235	

**SITE DATA**

PARCEL #1  
ZONING DISTRICT: "RR" RURAL RESIDENTIAL  
LOT SIZE: 5.3± ACRES  
TAX GRID No.: 132000-7168-00-025330  
PROPERTY ADDRESS: CASCADE MOUNTAIN ROAD AMENIA, NY 12501  
PROPERTY OWNER: LINDEN C. CHAMBERLIN 1050 OLD ROUTE 22 MILLERTON, NY 12546

PARCEL #2  
ZONING DISTRICT: "RR" RURAL RESIDENTIAL  
LOT SIZE: 5.5± ACRES  
TAX GRID NO.: 132000-7068-00-990325  
PROPERTY ADDRESS: CASCADE MOUNTAIN ROAD AMENIA, NY 12501  
PROPERTY OWNER: LINDEN CHAMBERLIN 1050 OLD ROUTE 22 MILLERTON, NY 12546

PARCEL #3  
ZONING DISTRICT: "RA" RURAL AGRICULTURAL  
LOT SIZE: 32.3± ACRES  
TAX GRID NO.: 132000-7068-00-930290  
PROPERTY ADDRESS: CASCADE MOUNTAIN ROAD AMENIA, NY 12501  
PROPERTY OWNER: LINDEN C. CHAMBERLIN 1050 OLD ROUTE 22 MILLERTON, NY 12546

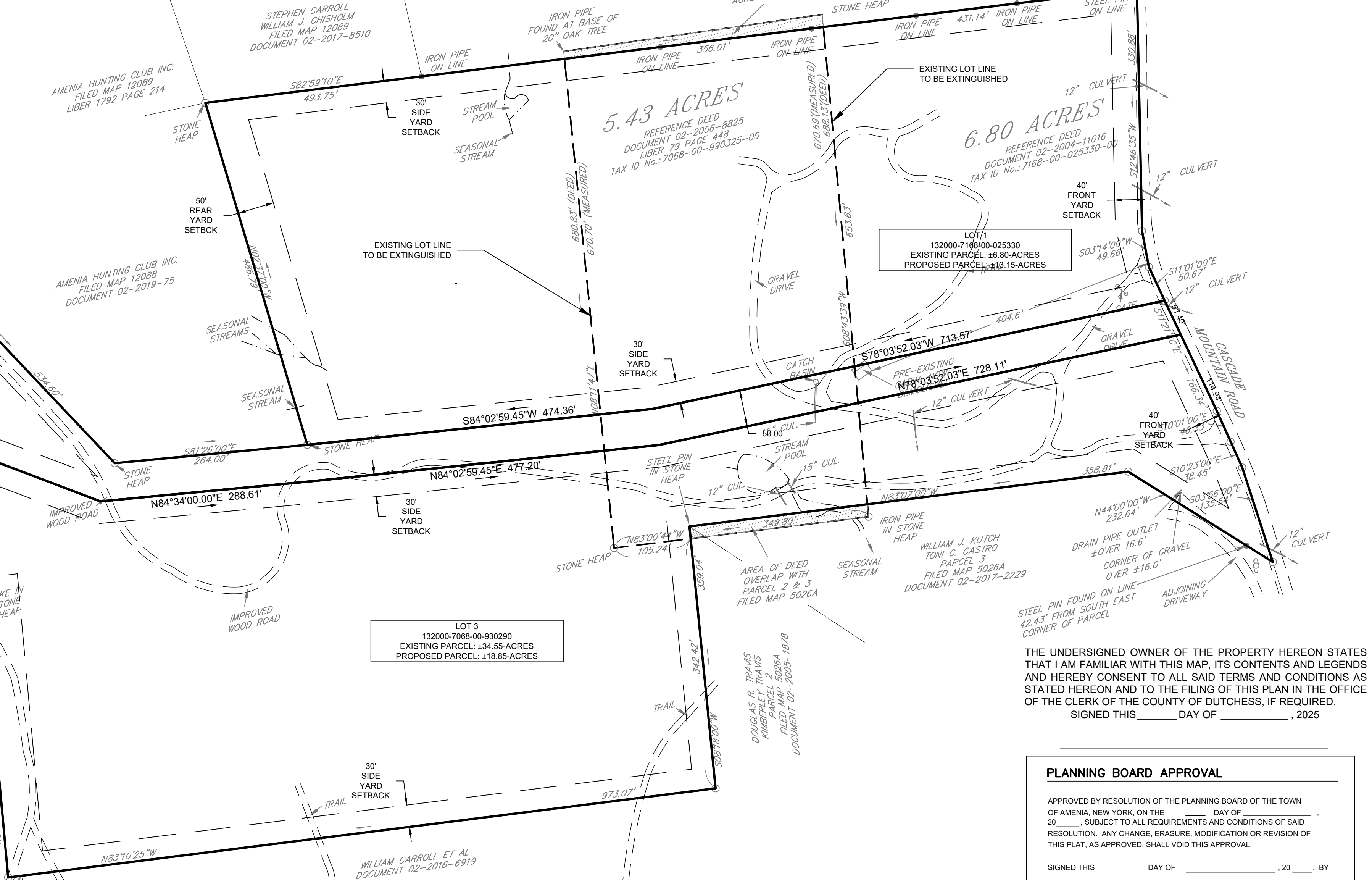
**BULK REGULATIONS**

RURAL AGRICULTURAL "RA"

PROVISION	REQUIRED	LOT #1	LOT #2	LOT #3
MIN. LOT AREA (ACRE)	10	6.80 (EXISTING) 13.15 (PROPOSED)	5.43 (EXISTING) 14.68 (PROPOSED)	34.55 (EXISTING) 18.85 (EXISTING)
MIN. LOT FRONTAGE (TOWN ROAD) (FT)	250	431.21	51.40	335.26
MIN. FRONT YARD SETBACK (FT)	40	>40	>40	>40
MIN. SIDE YARD SETBACK (FT)	30	>30	>30	>30
MIN. REAR YARD SETBACK (FT)	50	>50	>50	>50

**PARCEL DATA**

PARCEL #	LOT 1	LOT 2	LOT 3
EXISTING LOT AREA	6.80	5.43	34.55
PROPOSED LOT AREA	13.15	14.68	18.85
CHANGE	+6.35	+9.25	-15.70



LOT LINE REALIGNMENT SCALE: 1" = 100'

**PLANNING BOARD APPROVAL**

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF AMENIA, NEW YORK, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, 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 \_\_\_\_\_, 2025

CHAIRMAN \_\_\_\_\_

**ENGINEERING, DESIGN, & PLANS PREPARED BY:**

**RENNIA ENGINEERING DESIGN, PLLC**  
CIVIL • ENVIRONMENTAL • STRUCTURAL

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**CASCADE MOUNTAIN LANDS**  
TOWN OF AMENIA DUTCHESS COUNTY, NY

**LOT LINE REALIGNMENT PLAT**

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
2/10/2025	AS NOTED	RED	RED	THH	23-056	1 of 1