



Village of Millbrook
Office of the Building Inspector/ Zoning Enforcement Officer
Kenneth McLaughlin
35 Merritt Avenue, PO Box 349, Millbrook, New York 12545
Cell 845-240-2118 Tel 845-677-3939-Option 3 Fax 845-677-3972

BUILDING DEPARTMENT REFERRAL FORM TO:

Planning Board

Zoning Board of Appeals (ZBA)

DATE THE BUILDING PERMIT APPLICATION WAS DENIED:

OWNER:

PROPERTY ADDRESS:

PHONE NUMBER:

EMAIL ADDRESS:

PARCEL GRID NO.:

ZONING DISTRICT:

APPLICANT:

If different from owner

CONTACT INFO:

**PROJECT DESCRIPTION
& REASON FOR DENIAL**

NOTICE: The issuance of approvals from the Planning Board and/or ZBA is **not** a Building Permit. A Permit from the Building Inspector **must be issued** before commencing any work.

DATE SENT TO PLANNING BOARD OR ZBA:

Should there be any questions, please do not hesitate to contact me at 845-240-2118 (*text preferred*).

Respectfully submitted,

Kenneth McLaughlin
Building Inspector

Business Name: House of Stefas DBA Ricky Diamond, LLC
Parcel Grid NO. 6765-18-457112
Address: 3299 Franklin Ave Millbrook, New York 12545
John & Paul Stefanopoulos

Village of Millbrook and Planning Board,

First and foremost, we thank you for taking the time to review our generator proposal. As a new business in Millbrook, we are committed to bringing significant value to our community. The installation of the Generac 7291 Guardian 26kW generator will not only allow us to keep House of Stefas running and serve the Millbrook community during power outages but also ensure the safety of our patrons and staff, a paramount concern given the increasing frequency of power outages.

To honor the Village's integrity while enhancing our new building, we have chosen a residential generator with the least impact to the Village. A low operational noise level of 68 dB and 58 dB in exercise mode. We have selected to place the generator at least four times farther than the 23' max DB output rating in any neighbors' proximity. We are pleased to inform you that our closest neighbors, Jon Vespy and Ada Whitney, have not only accepted but also expressed their full support for our proposal.

Generator Features and Our Safeguards:

- Liquid propane gas operation
- Air-Cooled
- Single phase
- Programmed to exercise only to the manufacturer's requirements from 9 AM to 5 PM Monday through Friday.
- To further minimize any sound impact, we will install a sound-attenuating fence measuring 4' x 3' x 4' using SoundBlock 850 Series technology. This fence will be Fairview Taupe, matching the rear of our building and ensuring aesthetic consistency.

We appreciate the ongoing support from the Village of Millbrook as we work to finalize the House of Stefas.

Best regards,

John Paul Stefanopoulos

VILLAGE OF MILLBROOK

SITE PLAN / SPECIAL USE APPLICATION INFORMATION

Date Received _____	** OFFICE USE ONLY **	Planning Board File No. _____
Fee Paid: _____	Date Paid: _____	Earliest Meeting Date _____

Owner/Applicant Information

Record Owner's Name and Address Ricky Diamond LLC / John & Paul Stefanopoulos, 3299 Franklin Ave Millbrook, NY

Applicant's Name and Address John & Paul Stefanopoulos, 3299 Franklin Ave Millbrook, NY

Applicant's Telephone Number () - 845-826-1030 ; Fax: () - -

Professional Consultant's Name and Address ME Studio / Graciela Monroy
6 St. Pauls Pl Troy NY 12180 e-mail address gm@mestudiodesign.com

Professional Consultant's Telephone Number () - 954-478-4525 ; Fax: () - -

Property Information

Property Location 3299 Franklin Ave Millbrook, NY

Tax Map Identification No. 135801-6765-18-457112-0000

Zoning District GB

Total Property Area 0.16 acres

Property Frontage Length 43.85 feet

Describe current land use (i.e., vacant, woodland, farmland, developed, etc.)
Existing developed commercial restaurant use

Any easements or restrictions on the land? (If yes, describe) No

Is the property located within 500 feet of an Agricultural District? ☐ Yes ☒ No

Is the property located within 500 feet of a Village municipal boundary, a state or county highway, or state or county owned lands? ☒ Yes ☐ No (If yes, describe) Franklin Ave

Site Plan / Special Use Proposal Information

Type of development: ☐ Business and/or professional offices ☒ Retail sales, restaurant, tavern
☐ Accessory apartment ☐ Light industrial, warehouse ☐ Mixed Use, Business park
☐ Commercial recreation ☐ Multiple family residential ☐ Places of public assembly
☐ Bed and Breakfasts, Hospitality establishments ☐ Other (describe) _____

Building area, in square feet 5,217 sf **Parking spaces provided** 2 EXISTING

Number of employees 8-20 **Total land area disturbance due to development** 0.018 acres

Will a private road, public street, central water system or central sewer system facilities be proposed? ☐ Yes ☒ No (If Yes, describe) _____

Will written waivers or variances be requested? (If Yes, describe) No

Environmental Setting Information

Site is affected by (check all that apply):

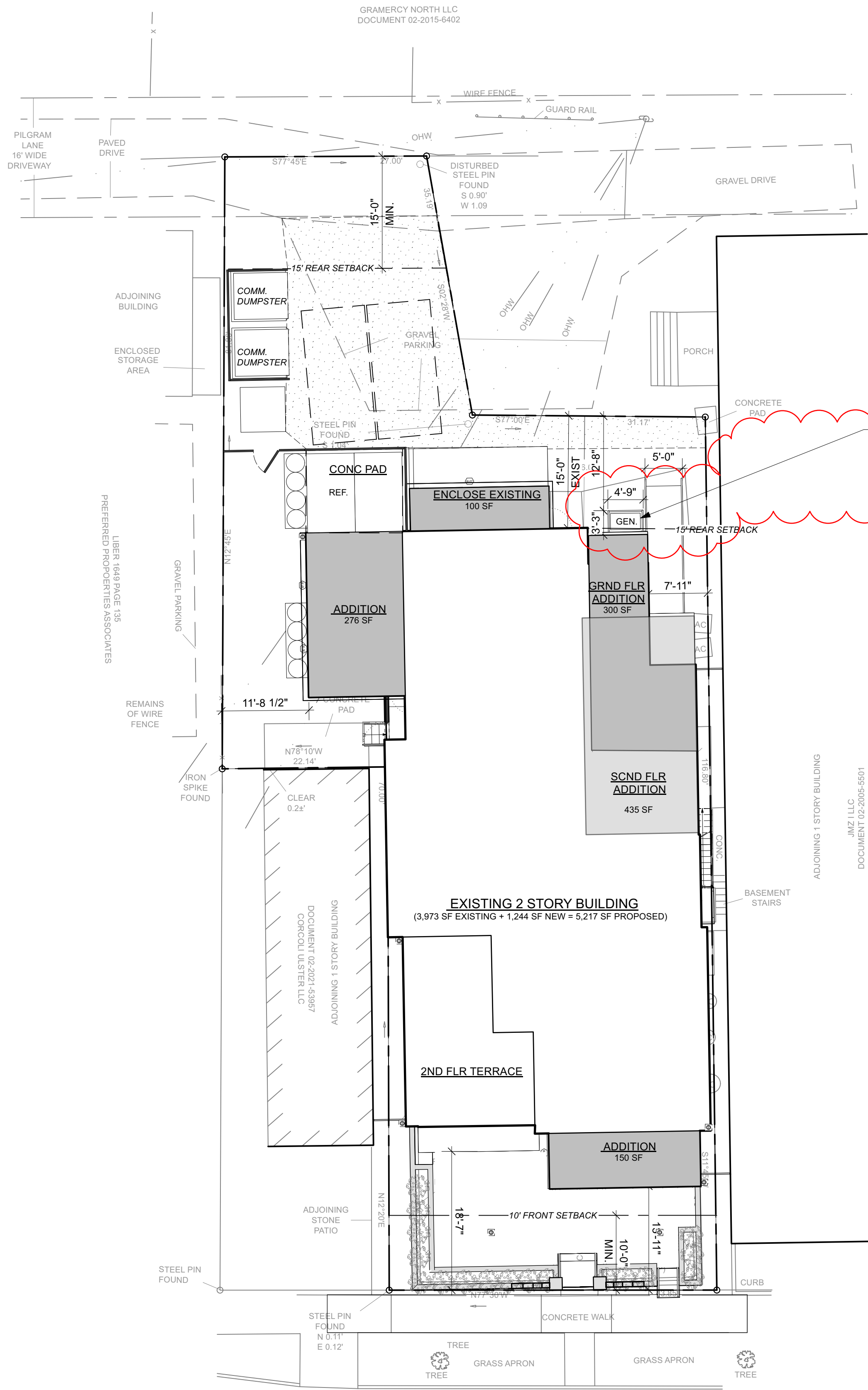
- | | | |
|---|--|-------------------------------------|
| ☐ State or Federal wetland(s) | ☐ Watercourse(s) | ☐ Floodplain |
| ☐ Archaeological or Historic Resources | ☐ Steep Slopes (greater than 15%) | |
| ☐ Visual Resources | ☐ Potentially Significant Habitat Areas | |
| ☐ Important Natural Features (i.e., old-growth forest, stone walls, hedgerows, etc.) | | |

I hereby certify the above information to be true and correct according to my knowledge and belief.

By: Agustin Sotomayor

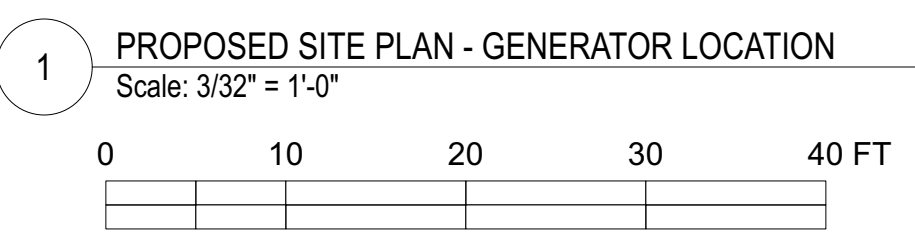
Applicant's Signature

Date: 10/23/24



GENERAC 7291 26KW GENERATOR WITH SURROUNDING 4' TALL FENCE PAINTED TO MATCH BUILDING COLOR. GENERATOR TO BE OPERATED ONLY DURING BUSINESS HOURS IN CASE OF POWER OUTTAGES.

SURVEY MAP
PREPARED FOR
RICKY DIAMOND LLC
VILLAGE OF MILLBROOK
TOWN OF WASHINGTON
SCALE: 1" = 10'
DUTCHESS COUNTY, NEW YORK
APRIL 10, 2023



FRANKLIN AVENUE
(FORMERLY N.Y.S. ROUTE 44)

BLY AND HOUSTON INC.
LAND SURVEYORS
PO BOX 629
9 ELM DRIVE
MILLBROOK, NEW YORK 12545
PHONE 845-677-5619



ME | STUDIO
ARCHITECTURE . DESIGN . DEVELOPMENT

6 ST PAULS PL
TROY, NY 12180
838.386.1563



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PROJECT
HOUSE OF STEFAS
3299 Franklin Ave,
Millbrook, NY 12545

ISSUED FOR
CONSTRUCTION DOCUMENTS

DATE: 10/22/2024
REVISION:

DRAWING TITLE
PROPOSED SITE PLAN

DRAWING NUMBER
L-102

26 kW

GENERAC®

GUARDIAN® SERIES
Residential Standby Generators
Air-Cooled Gas Engine

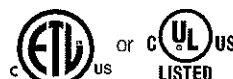
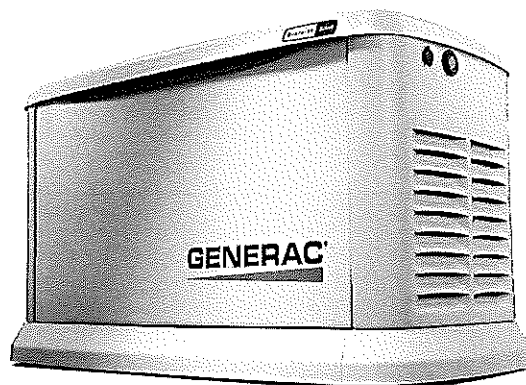
Preliminary

Standby Power Rating

G007290-0, G007291-0 (Aluminum - Bisque) - 26 kW 60 Hz

INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty



QUIET TEST™



Note: ETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED**
 - ✓ **SYSTEM TORSIONAL TESTED**
 - ✓ **NEMA MG1-22 EVALUATION**
 - ✓ **MOTOR STARTING ABILITY**
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at $\pm 1\%$.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.
- **MOBILE LINK® CONNECTIVITY:** FREE with select Guardian Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.

TH | GENERAC
PROMISE



*All other ratings are approximate

26 kW

Features and Benefits

Engine

- Generac G-Force design
- "Spiny-lok" cast iron cylinder walls
- Electronic Ignition/spark advance
- Full pressure lubrication system
- Low oil pressure shutdown system
- U.S. EPA certification
- High temperature shutdown

Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.

Rigid construction and added durability provide long engine life.

These features combine to assure smooth, quick starting every time.

Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.

Shutdown protection prevents catastrophic engine damage due to low oil.

Pending, shipment contingent upon receipt.

Prevents damage due to overheating.

Generator

- Revolving field
- Skewed stator
- Displaced phase excitation
- Automatic voltage regulation
- UL 2200 listed

Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.

Produces a smooth output waveform for compatibility with electronic equipment.

Maximizes motor starting capability.

Regulating output voltage to $\pm 1\%$ prevents damaging voltage spikes.

For your safety.

Transfer Switch (if applicable)

- Fully automatic
- NEMA 3R
- Integrated load management technology
- Remote mounting

Transfers vital electrical loads to the energized source of power.

Can be installed inside or outside for maximum flexibility.

Capability to manage additional loads for efficient power management.

Mounts near an existing distribution panel for simple, low-cost installation.

Evolution™ Controls

- AUTO/MANUAL/OFF illuminated buttons
- Two-line multilingual LCD
- Sealed, raised buttons
- Utility voltage sensing
- Generator voltage sensing
- Utility interrupt delay
- Engine warm-up
- Engine cool-down
- Programmable exercise
- Smart battery charger
- Main line circuit breaker
- Electronic governor

Selects the operating mode and provides easy, at-a-glance status indication in any condition.

Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.

Smooth, weather-resistant user interface for programming and operations.

Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.

Constantly monitors generator voltage to verify the cleanest power delivered to the home.

Prevents nuisance start-ups of the engine, adjustable 2-1500 seconds from the factory default setting of 5 seconds by a qualified dealer.

Verifies engine is ready to assume the load, setpoint approximately 5 seconds.

Allows engine to cool prior to shutdown, setpoint approximately 1 minute.

Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Also offers a selectable setting for weekly or monthly operation providing flexibility and potentially lower fuel costs to the owner.

Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with lead acid and AGM-style batteries.

Protects generator from overload.

Maintains constant 60 Hz frequency.

Unit

- SAE weather protective enclosure
- Enclosed critical grade muffler
- Small, compact, attractive

Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.

Quiet, critical grade muffler is mounted inside the unit to prevent injuries.

Makes for an easy, eye appealing installation, as close as 18 in (457 mm) away from a structure.

26 kW

Features and Benefits

Installation System

- | | |
|--|---|
| <ul style="list-style-type: none"> ● 14 in (35.6 cm) flexible fuel line connector | Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping. |
| <ul style="list-style-type: none"> ● Integral sediment trap | Meets IFGC and NFPA 54 installation requirements. |

Connectivity (Wi-Fi equipped models only)

- | | |
|--|--|
| <ul style="list-style-type: none"> ● Ability to view generator status | Monitor generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind. |
| <ul style="list-style-type: none"> ● Ability to view generator Exercise/Run and Total Hours | Review the generator's complete protection profile for exercise hours and total hours. |
| <ul style="list-style-type: none"> ● Ability to view generator maintenance information | Provides maintenance information for the specific model generator when scheduled maintenance is due. |
| <ul style="list-style-type: none"> ● Monthly report with previous month's activity | Detailed monthly reports provide historical generator information. |
| <ul style="list-style-type: none"> ● Ability to view generator battery information | Built in battery diagnostics displaying current state of the battery. |
| <ul style="list-style-type: none"> ● Weather information | Provides detailed local ambient weather conditions for generator location. |

Generator

Model	G007290-0 G007291-0 (26 kW)
Rated maximum continuous power capacity (LP)	26,000 Watts*
Rated maximum continuous power capacity (NG)	22,500 Watts*
Rated voltage	240
Rated maximum continuous load current – 240 volts (LP/NG)	108.3 / 93.8
Total Harmonic Distortion	Less than 5%
Main line circuit breaker	125 amp
Phase	1
Number of rotor poles	2
Rated AC frequency	60 Hz
Power factor	1.0
Battery requirement (not included)	12 Volts, Group 26R 540 CCA minimum or Group 35AGM 650 CCA minimum
Unit weight (lb / kg)	518 / 235
Dimensions (L x W x H) in / cm	48 x 25 x 29 / 121.9 x 63.5 x 73.7
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	68
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	58
Exercise duration	5 min

Engine

Engine type	GENERAC G-Force 1000 Series
Number of cylinders	2
Displacement	999 cc
Cylinder block	Aluminum w/ cast iron sleeve
Valve arrangement	Overhead valve
Ignition system	Solid-state w/ magneto
Governor system	Electronic
Compression ratio	9.5:1
Starter	12 VDC
Oil capacity including filter	Approx. 1.9 qt / 1.8 L
Operating rpm	3,600
Fuel consumption	
Natural gas	ft ³ /hr (m ³ /hr) 1/2 Load TBD Full Load 314 (8.89)
Liquid propane	ft ³ /hr (gal/hr) [L/hr] 1/2 Load TBD Full Load 146 (4.01) [15.19]

Note: Fuel pipe must be sized for full load. Required fuel pressure to generator fuel inlet at all load ranges - 3.5–7 in water column (0.87–1.74 kPa) for NG, 10–12 in water column (2.49–2.99 kPa) for LP gas. For BTU content, multiply ft³/hr x 2500 (LP) or ft³/hr x 1000 (NG). For Megajoule content, multiply m³/hr x 93.15 (LP) or m³/hr x 37.26 (NG).

Controls

Two-line plain text multilingual LCD	Simple user interface for ease of operation.
Mode buttons: AUTO	Automatic start on utility failure. Weekly, Bi-weekly, or Monthly selectable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine run hours indication	Standard
Programmable start delay between 2–1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility adjustable (brownout setting)	From 140–171 V / 190–216 V
Future Set Capable Exerciser/Exercise Set Error warning	Standard
Run/Alarm/Maintenance logs	50 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC warning	Standard
Low Battery/Battery Problem Protection and Battery Condition indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring protection	Standard
Common external fault capability	Standard
Field upgradable firmware	Standard

Rating definitions – Optional Standby: Applicable for supplying backup power for the duration of the utility power outage with correct maintenance performed.

* No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046, UL2200, and DIN6271). Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/Megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level and approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C). ** Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters.

U.S. EPA certification pending, shipment contingent upon receipt.

26 kW

Service Rated Automatic Transfer Switch Features

- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight additional large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Main breakers are rated for 80% continuous load.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

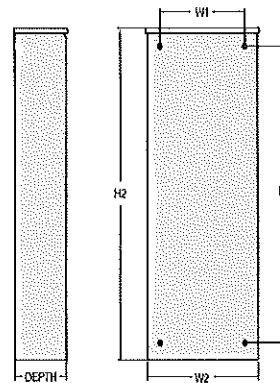
Model	G007291-0 (26 kW)
No. of poles	2
Current rating (amps)	200
Voltage rating (VAC)	120/240, 1Ø
Utility voltage monitor (fixed)*	
-Pick-up	80%
-Dropout	65%
Return to Utility*	Approx. 13 sec
ETL or UL listed	Standard
Enclosure type	NEMA/UL 3R
Circuit breaker protected	22,000
Lug range	250 MCM - #6

*Function of Evolution controller
Exercise can be set to weekly, bi-weekly, or monthly

Dimensions

200 Amps 120/240, 1Ø Open Transition Service Rated					
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.8	30.1	10.5	13.5	6.9
cm	67.95	76.43	26.67	34.18	17.5

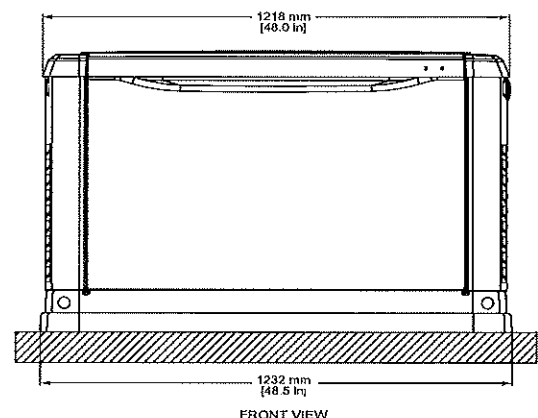
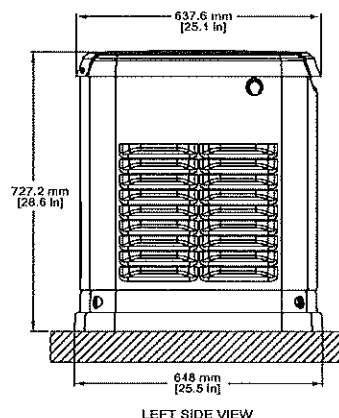
Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
250 MCM - #6	350 MCM - #6	2/0 - #14



Model #	Product	Description
G007101-0	Battery Pad Warmer	Pad warmer rests under the battery. Recommended for use if temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	Breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load that may not be needed. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit	The fascia base wrap snaps together around the bottom of the new air-cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G006485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kit provides all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007005-0	Wi-Fi LP Tank Fuel Level Monitor	The Wi-Fi enabled LP tank fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-0 (50 amp) G007006-0 (100 amp)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
G007169-0 - 4G LTE G007170-0 - Wi-Fi/ Ethernet	Mobile Link® Cellular Accessories	The Mobile Link family of Cellular Accessories allow users to monitor generator status from anywhere in the world, using a smart phone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
G007220-0 - Bisque	Base Plug Kit	Base plugs snap into the lifting holes on the base of air-cooled home standby generators. This offers a sleek, contoured appearance, as well as offers protection from rodents and insects by covering the lifting holes located in the base. Kit contains four plugs, sufficient for use on a single air-cooled home standby generator.

Dimensions & UPCs

Model	UPC
G007290-0	696471087307
G007291-0	696471087314



Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.

Frank Redl
Chairman
FrankRedl@AOL.com

Vacant
Secretary



PLANNING BOARD OFFICE
VILLAGE OF MILLBROOK

35 Merritt Avenue
P.O. Box 349
Millbrook, NY 12545

Phone: 845-677-3939 option 4
Fax: 845-677-3972
www.villageofmillbrookny.com

October 25, 2024

RE: Location: 3299 Franklin Ave- House of Stefas
Grid: 135801-6765-18-457112
Project: Site Plan Amendment to Add a Generator

Dear Adjacent Property Owner:

PLEASE TAKE NOTICE that the Village of Millbrook Planning Board will hold a public hearing at the Village Hall, 35 Merritt Avenue, Millbrook, New York on **Monday, November 18, 2024, at 6:00 PM.** This public hearing will address matters before the board concerning a site plan amendment to add a generator at 3299 Franklin Ave.

Comments can be emailed to Chair Frank Redl at frankredl@aol.com or delivered to the Village Hall via the outside drop box at 35 Merritt Ave., Millbrook, NY 12545 ATTN: Planning Board. COMMENTS MUST BE RECEIVED BY November 15, 2024.

BY ORDER OF THE PLANNING BOARD

Thank you,



Frank Redl, Planning Board Chairperson

Village of Millbrook Planning Board

Notice of Public Hearing

PLEASE BE ADVISED the Village of Millbrook Planning Board will be holding a Public Hearing on Monday, November 18, 2024, at 6:00 PM, at the Village Hall, Village of Millbrook, at 35 Merritt Avenue, Millbrook, NY.

PLEASE BE FURTHER ADVISED the purpose of this meeting is to hear any, and all comments regarding the Site Plan amendment for 3299 Franklin Ave parcel number 135801-6765-18-457112

By the order of the Village of Millbrook Planning Board

Chair Frank Redl

Dated: October 25, 2024

3300 Franklin LLC

59 Afterglow Ave

Verona, NJ 07044

For Property: 13580100676500184640900000

Theodore H. Briggs, II

PO Box 662

Millbrook, NY 12545

For Property: 13580100676500184471260000

Corcoli Ulster LLC

51-3 E Market St

Rhinebeck, NY 12572

For Property: 13580100676500184541080000

Dental Associates of Millbrook

PO Box 730

Millbrook, NY 12545

For Property: 13580100676500184720910000

J & J Velletri I LLC

PO Box 429

Millbrook, NY 12545

For Property: 13580100676500184421110000

JMZ I LLC

PO Box 637

Millbrook, NY 12545

For Property: 13580100676500184601130000

Shanley King

28 Merritt Ave

Millbrook, NY 12545

For Property: 13580100676500184631320000

Gladys Marie Lang

PO Box 602

Millbrook, NY 12545

For Property: 13580100676500184401280000

Karin S. Martin

PO Box E

Millbrook, NY 12545

For Property: 13580100676500184691240000

Millbrook Free Library Assn

PO Box 286

Millbrook, NY 12545

For Property: 13580100676500184681140000

Millbrook Square LLC

PO Box 123

Millbrook, NY 12545

For Property: 13580100676500184540820000

Preferred Properties Assoc

151 Flanders Rd

Woodbury, CT 06798

For Property: 13580100676500184491120000

Ricky Diamond LLC

3299 Franklin Ave

Millbrook, NY 12545

For Property: 13580100676500184571120000

Shekomeko Falls Inc

PO Box 744

Millbrook, NY 12545

For Property: 13580100676500184411210000

Ada Whitney

24 Merritt Ave

Millbrook, NY 12545

For Property: 13580100676500184551270000

Stefanopolous
3299 Franklin Ave
Millbrook, NY 12545

Phone
Fax
Email

REMAINING BALANCE ☐ CLOSED
\$500.00

CHECK/INV#	DATE	TRANSACTION	DESCRIPTION	FEE PAID	ACCOUNT	WITHDRAWAL	DEPOSIT	BALANCE
337	10/23/2024	Escrow Payment	Escrow				\$500.00	\$500.00
								\$500.00
								\$500.00
								\$500.00
								\$500.00
								\$500.00
								\$500.00
Totals		Transaction count: 1		\$0.00		\$0.00	\$500.00	\$500.00



Village of Millbrook
Office of the Building Inspector/ Zoning Enforcement Officer
Kenneth McLaughlin
35 Merritt Avenue, PO Box 349, Millbrook, New York 12545
Cell 845-240-2118 Tel 845-677-3939-Option 3 Fax 845-677-3972

BUILDING DEPARTMENT REFERRAL FORM TO:

Planning Board

Zoning Board of Appeals (ZBA)

DATE THE BUILDING PERMIT APPLICATION WAS DENIED:

OWNER:

PROPERTY ADDRESS:

PHONE NUMBER:

EMAIL ADDRESS:

PARCEL GRID NO.:

ZONING DISTRICT:

APPLICANT:

If different from owner

CONTACT INFO:

**PROJECT DESCRIPTION
& REASON FOR DENIAL**

NOTICE: The issuance of approvals from the Planning Board and/or ZBA is **not** a Building Permit. A Permit from the Building Inspector **must be issued** before commencing any work.

DATE SENT TO PLANNING BOARD OR ZBA:

Should there be any questions, please do not hesitate to contact me at 845-240-2118 (*text preferred*).

Respectfully submitted,

Kenneth McLaughlin
Building Inspector

VILLAGE OF MILLBROOK

SITE PLAN / SPECIAL USE APPLICATION INFORMATION

Date Received _____	OFFICE USE ONLY	Planning Board File No. _____
Fee Paid: _____	Date Paid: _____	Earliest Meeting Date _____

Owner/Applicant Information

Record Owner's Name and Address Lisa Pelosi 3308 Franklin Ave Millbrook - NY
Applicant's Name and Address _____

Applicant's Telephone Number (845)-999-9394 ; Fax: ()-_____-_____
Professional Consultant's Name and Address _____
e-mail address _____
Professional Consultant's Telephone Number ()-_____-_____; Fax: ()-_____-_____

Property Information

Property Location 3308 Franklin Ave Millbrook, New York 12545
Tax Map Identification No. _____ Zoning District _____
Total Property Area _____ acres Property Frontage Length _____ feet
Describe current land use (i.e., vacant, woodland, farmland, developed, etc.) _____

Any easements or restrictions on the land? (If yes, describe) _____
Is the property located within 500 feet of an Agricultural District? ☐ Yes ☒ No
Is the property located within 500 feet of a Village municipal boundary, a state or county highway, or state or county owned lands? ☐ Yes ☒ No (If yes, describe) _____

Site Plan / Special Use Proposal Information

Type of development: ☐ Business and/or professional offices ☐ Retail sales, restaurant, tavern
☒ Accessory apartment ☐ Light industrial, warehouse ☐ Mixed Use, Business park
☐ Commercial recreation ☐ Multiple family residential ☐ Places of public assembly
☐ Bed and Breakfasts, Hospitality establishments ☐ Other (describe) _____
Building area, in square feet _____ Parking spaces provided _____
Number of employees _____ Total land area disturbance due to development _____ acres
Will a private road, public street, central water system or central sewer system facilities be proposed? ☐ Yes ☐ No (If Yes, describe) _____
Will written waivers or variances be requested? (If Yes, describe) _____

Environmental Setting Information

Site is affected by (check all that apply):
☐ State or Federal wetland(s) ☐ Watercourse(s) ☐ Floodplain
☐ Archaeological or Historic Resources ☐ Steep Slopes (greater than 15%)
☐ Visual Resources ☐ Potentially Significant Habitat Areas
☐ Important Natural Features (i.e., old-growth forest, stone walls, hedgerows, etc.)

I hereby certify the above information to be true and correct according to my knowledge and belief.

By: [Signature]
Applicant's Signature

Date: 9/9/24

REQUEUST FOR A PERMIT FOR AN ASSESSORY APARTMENT WITHIN A ONE FAMILY DWELLING

LOCATION: 3308 Franklin Ave , Millbrook New York 12545

OWNERS: Lisa Pelosi, Sonia Zurita

We are full-time residents of the village of Millbrook. We are active in the community. Our goal is to create an accessory one-bedroom apartment greater than 400 square feet but less than 35% of the floor space of our home. The accessory apartment will be the same square footage as the original "barn".

Said apartment will not in any way change the character of the building and all wood and doors will be maintained. We wish to enhance the building with the goal of maintaining its original integrity.

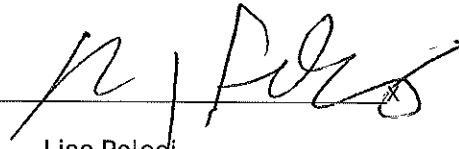
The space is in a separate building (a garage that was once a barn))on our property and the intended use of the proposed accessory apartment is for an elderly family member who will need care from us four months a year. In addition, as we age, we would like the option of having this accessory apartment used as home for a person helping to care for us.

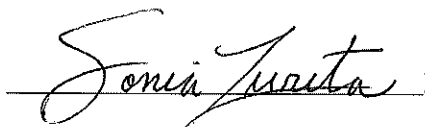
We would be living in our home full-time and there are no other accessory apartments on the property. We have no interest or intent in joining Air BNB or any other such programs. We will follow all rules and regulations and make any corrections if needed in the creation of this accessory apartment. There is parking for four cars. We have one car.

All proper safety precautions will be honored including but not limited to a front and back entrance and large windows. Proper water and sewer supply will be maintained and or corrected.

Thank you for your consideration,

Sworn under penalties of perjury: ¹


Lisa Pelosi

 x
Sonia Zurita

Dated; September

VILLAGE OF MILLBROOK

APPLICANT DISCLOSURE FORM

To be completed and submitted with any application, petition or request submitted for a variance, zoning code amendment, change of zoning, approval of plat, exemption from a plat or official map, site development plan approval, special use permit, license or other permit pursuant to the provisions of any ordinance, local law, rule or regulation constituting the zoning, subdivision and planning regulations of the Village of Millbrook.

The time frame covered by this disclosure shall be for the period of three (3) years prior to the application to the Village, and it shall cover any subjects which are under negotiation and any possibly develop within the period of one (1) year following the date of the application.

Narrative descriptions of the interest or interests shall be reasonably detailed, and shall include reference to the time frames of the relationships being disclosed.

1. APPLICANT INFORMATION

Lisa Pelosi

Applicant Name

3308 Franklin Ave Millbrook, N.Y. 12545

Applicant Address

(845) 999-9394 Lisapelosiesq@aol.com

Applicant Contact Information

Assony A.A.

Approval(s) Sought

2. REAL PROPERTY INFORMATION

3308 Franklin Ave Millbrook, N.Y. 12545

Street Address/Location of the Real Property which is the Subject of the Application,

Petition or Request

6765-18-48-R-31

Property Tax I.D. No., Zoning District and Acreage

88093

3. DISCLOSURE REQUIRED

The applicant shall disclose the name, residence and the nature and extent of any interest of any officer or employee of the Village of Millbrook, and related persons described below, in the person, partnership, business association, corporation or other entity(ies) making the application, petition or request.

NONE

Name and Title of Village of Millbrook Officer or Employee

Name of Village of Millbrook officer or employee's spouse or domestic partner, or their brother(s), sister(s), parent(s), child(ren) or the spouse of any of them, if applicable.

Address

Interest (choose all that apply):

() The public officer or employee, or other related person named above, is the applicant.

() The public officer or employee, or other related person named above, legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership of other business associations comprising the applicant.

() The public officer or employee, or other related person named above, is an officer, director, partner or employee of the applicant or has any other business or financial relationship with the applicant.¹

¹ "Any other business or financial relationship" of the officer or employee, or his or her spouse or domestic partner, or their brothers, sisters, parents, children, grandchildren or the spouse of any of them shall include business or financial relationships of the public officer or employee, or related persons, in an individual capacity or as a member, partner, officer, director or owner of any business entity or association of the public officer or employee or related persons.

() The public officer or employee, or other related person named above, or any business associations which they own, control or manage, maintains a contract for the providing of goods or services with the applicant.

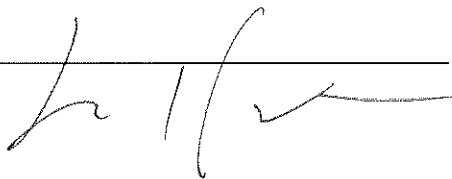
() The public officer or employee, or other related person named above, is an owner, officer, director, partner or employee of, or has any other business or financial relationship with an affiliate of the applicant, i.e., parent corporation, subsidiary corporation, or corporation, partnership, sole proprietorship or any other business association sharing any elements of common ownership, management and control with the applicant.

() The public officer or employee, or other related personal named above, maintains a contract for the providing of goods or services with an affiliate of the applicant, i.e., parent corporation, subsidiary corporation or corporation, partnership, sole proprietorship or any other business association sharing any elements of common ownership, management and control with the applicant.

() The officer or employee or other person named above is a party to an agreement, contract, partnership or employee relationship with applicant, expressed or implied, whereby he or she may receive any payment or other benefit, whether or not for services rendered, which is dependent or contingent upon the favorable approval of such application, petition or request.

Description of the nature and extent of any interest identified above (use additional paper as necessary to frame a full and disclosed response):

Signature



Date

9/8/21

*Shown under
personally of person*

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project:							
Project Location (describe, and attach a location map): 3308 Franklin Ave Millbrook, NY 12545							
Brief Description of Proposed Action: Assessing Apartment							
Name of Applicant or Sponsor: Lisa Pelosi – Sonm Zurich		Telephone: 845)999-9394 E-Mail: Lisapelosies9@aol.com					
Address: 3308 Franklin Ave							
City/PO: Millbrook NY Box 690		State: NY	Zip Code: 12545				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres		N/A					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☒ ☒ ☒	YES ☐ ☐ ☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☐	YES ☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☒ ☒	YES ☐ ☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO ☒ ☒	YES ☐ ☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☒
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Lisa Pelosi</u> Date: <u>9/17/24</u>		
Signature: <u>[Signature]</u> Title: _____		

Sonia Zurite
 Sonia Y. Zurite

Lisa Pelosi 845-999-9394
3308 Franklin Ave Fax
Millbrook, NY 12545 lisapelosiesq@aol.com

CURRENT BALANCE ☐ CLOSED
\$1,500.00

CHECK/INV#	DATE	TRANSACTION	DESCRIPTION	FEE PAID	ACCOUNT	WITHDRAWAL	DEPOSIT	BALANCE
2651	9/9/2024	Escrow Payment	Site Plan Review- Accessory Apt				\$1,500.00	\$1,500.00
2650	9/9/2024	Special Permit Fee	Site Plan Review- Accessory Apt	\$600.00				\$1,500.00
								\$1,500.00
								\$1,500.00
								\$1,500.00
								\$1,500.00
Totals		Transaction count: 2		\$600.00		\$0.00	\$1,500.00	\$1,500.00



Village of Millbrook
Office of the Building Inspector/ Zoning Enforcement Officer
Kenneth McLaughlin
35 Merritt Avenue, PO Box 349, Millbrook, New York 12545
Cell 845-240-2118 Tel 845-677-3939-Option 3 Fax 845-677-3972

BUILDING DEPARTMENT REFERRAL FORM TO:

Planning Board

Zoning Board of Appeals (ZBA)

DATE THE BUILDING PERMIT APPLICATION WAS DENIED:

OWNER:

PROPERTY ADDRESS:

PHONE NUMBER:

EMAIL ADDRESS:

PARCEL GRID NO.:

ZONING DISTRICT:

APPLICANT:

If different from owner

CONTACT INFO:

**PROJECT DESCRIPTION
& REASON FOR DENIAL**

NOTICE: The issuance of approvals from the Planning Board and/or ZBA is not a Building Permit. A Permit from the Building Inspector must be issued before commencing any work.

DATE SENT TO PLANNING BOARD OR ZBA:

Should there be any questions, please do not hesitate to contact me at 845-240-2118 (*text preferred*).

Respectfully submitted,

Kenneth McLaughlin
Building Inspector

VILLAGE OF MILLBROOK

Dutchess County, NY

BUILDING PERMIT

NO: 24-08

This permit issued pursuant to the plans and specifications on file in compliance with the Building Code of New York State. Any changes may result in revocation of this permit.

Location: 24 North Ave

Grid: 6765-18-357155

Project: Building a garage with living space in loft

Work governed by this permit should be limited to 7:30 AM – 7:00 PM (Monday- Saturday)

PLEASE POST IN A CONSPICUOUS LOCATION



Kenneth W. McLaughlin
Building Inspector

EXPIRES: 01-30-2025

Please contact the Building Inspector when your project is complete to schedule your inspection for your Certificate of Occupancy- Text Ken 845.240.2118



VILLAGE OF MILLBROOK
APPLICATION FOR BUILDING PERMIT

BUILDING INSPECTOR: KENNETH McLAUGHLIN

PHONE/TEXT: 845-240-2118 FAX: 845-677-3972 OFFICE HOURS: 5-7 PM AT VILLAGE HALL
ADDRESS: VILLAGE OF MILLBROOK PO BOX 349 35 MERRITT AVE MILLBROOK NY 12545

PLEASE USE UPDATED FEE SCHEDULE

IDENTIFICATION OF APPLICANT

NAME OF OWNER ROWENA GILL PHONE NO.: 845 214 5470
PARCEL GRID NO. _____ PHYSICAL ADDRESS: 24 NORTH AVENUE
MAIL ADDRESS P.O. Box 1200 Millbrook STATE: NY ZIP CODE: 12545
APPLICANT'S NAME: ROWENA GILL PHONE NO.: 845 214 5470
E-Mail (for e-copy of Building Permit): rowenasgill@yahoo.co.uk
(If applicant is not the owner of the property, owner of property **MUST** sign at the bottom of application)

DESCRIBE THE PROPOSED WORK FOR THIS APPLICATION: (PLEASE CHECK) ALTER ☐ USE ☐ ERECT ☐

☒ ACCESSORY BUILDING ☐ ADDITION ☐ ALTERATIONS ☐ INSULATING ☐ MECHANICAL PERMIT

☐ DECK/PORCH/SUNROOM ☐ POOL/HOT TUB ☐ STRUCTURAL REPAIRS ☐ ELECTRICAL PERMIT

DESCRIPTION OF WORK TO BE PERFORMED AND CONTRACTOR'S NAME AND PHONE NUMBER:

BUILDING A GARAGE W/ LIVING SPACE IN LOFT
PRE-FAB BY + CONTRACTED BY BRAD'S BARN TEL: 845 339 2276

DIMENSIONS: 12 x 24 TOTAL SQ. FT. _____ ESTIMATED COST* \$ 60,000.00

ATTACH THE FOLLOWING DOCUMENTS AS PART OF THIS APPLICATION

(Please check appropriate boxes)

- ☒ A PROPERTY SURVEY OR COPY OF THE APPROVED PLOT OF THE AFFECTED PREMISES
☒ CONSTRUCTION PLANS & SPECIFICATIONS (2 SETS IF ARCHITECTURAL PLANS)
☒ ZONING WORKSHEET
☒ PROOF OF WORKMAN'S COMPENSATION INSURANCE ON FORM #C-105.2 OR U26.3 BY THE CARRIER

☐ PLEASE CHECK IF YOU OR OWNER IS AWARE OF ANY EASEMENT/S. IF YES, PLEASE PROVIDE A COPY OF AFORESAID EASEMENT/S. NOT PROVIDING A COPY OF THE EASEMENT/S MAY RESULT IN A DELAY IN ISSUANCE OF YOUR BUILDING PERMIT AND/OR CERTIFICATE OF OCCUPANCY.

APPLICATION IS HEREBY MADE TO THE OFFICE OF THE BUILDING INSPECTOR, DEPARTMENT OF PLANNING, ZONING AND BUILDING PURSUANT TO THE N.Y.S. UNIFORM FIRE PREVENTION & BUILDING CODE & THE CODE OF THE VILLAGE OF MILLBROOK AS ADOPTED BY THE VILLAGE BOARD. THE APPLICANT AGREES TO COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES & REGULATIONS.

SIGNATURE OF APPLICANT [Signature] DATE 01/30/24

SIGNATURE OF OWNER [Signature] DATE 01/30/24

60° Spiral Staircase

CLASSIC STEEL SPIRAL STAIR
Mylan
 STAIRS
 105 G.P. CLEMENT DRIVE
 COLLEGEVILLE, PA 19426
 1-800-368-8280

ADDRESS

REVISIONS

NO.	DATE	DESCRIPTION

1 STEEL SPIRAL STAIR ISOMETRIC

2 PLATFORM ELEVATION

3 60° PLATFORM PLAN

4 PLATFORM SECTION

5 TOP BAILEY BRACKET

6 60° CURVED PLATFORM PLAN

7 HALF TURN BRACKET

8 TREAD COVER OPTIONS

9 60° TRIANGULAR PLATFORM PLAN

10 60° PLATFORM PLAN

11 60° CURVED PLATFORM PLAN

12 POST BASE PLATE

13 TREAD PROFILES

14 TREAD TOPS

15 BAILEY TIPS

16 BAILEY BASE PLATE

17 FOUNDATION COLUMN BASE

18 FLOOR SUPPORTED COLUMN BASE

19 COLUMN & RIBS SCHEDULE

20 RAILING OPTIONS

21 HANDRAIL PROFILES

22 SAFETY GATE

23 TREAD SIZES AND DIMENSION CHART

24 NOTES



Rachel Mumbauer - Mylen Stairs

Mylen Spiral Stairs



From rmumbauer@mylenstairs.com

To rowenasgill@yahoo.co.uk

Today at 8:42 AM ✓

Hi Rowena,

It was nice speaking with you a little bit ago. I look forward to working with you and designing the best staircase for your upcoming project. Once you are ready to start the design process, please reply to this email with a few photos or drawings of the space so I can design the staircase with the correct entry and exit locations. I will also need to confirm the finished floor to floor height too. After I receive that info from you, we can review the design and discuss the options you want to include in more detail for more accurate pricing. Attached are some example photos to check out along with our standard spec sheet.

I know you are in the early planning stages of the project and will not need the staircase for a few months. Please do not hesitate to call or email me with any questions before then. Thank you and have a great rest of your day!

Rachel Mumbauer

Direct: (484) 854-2350

Design Consultant

Mylen
STAIRS

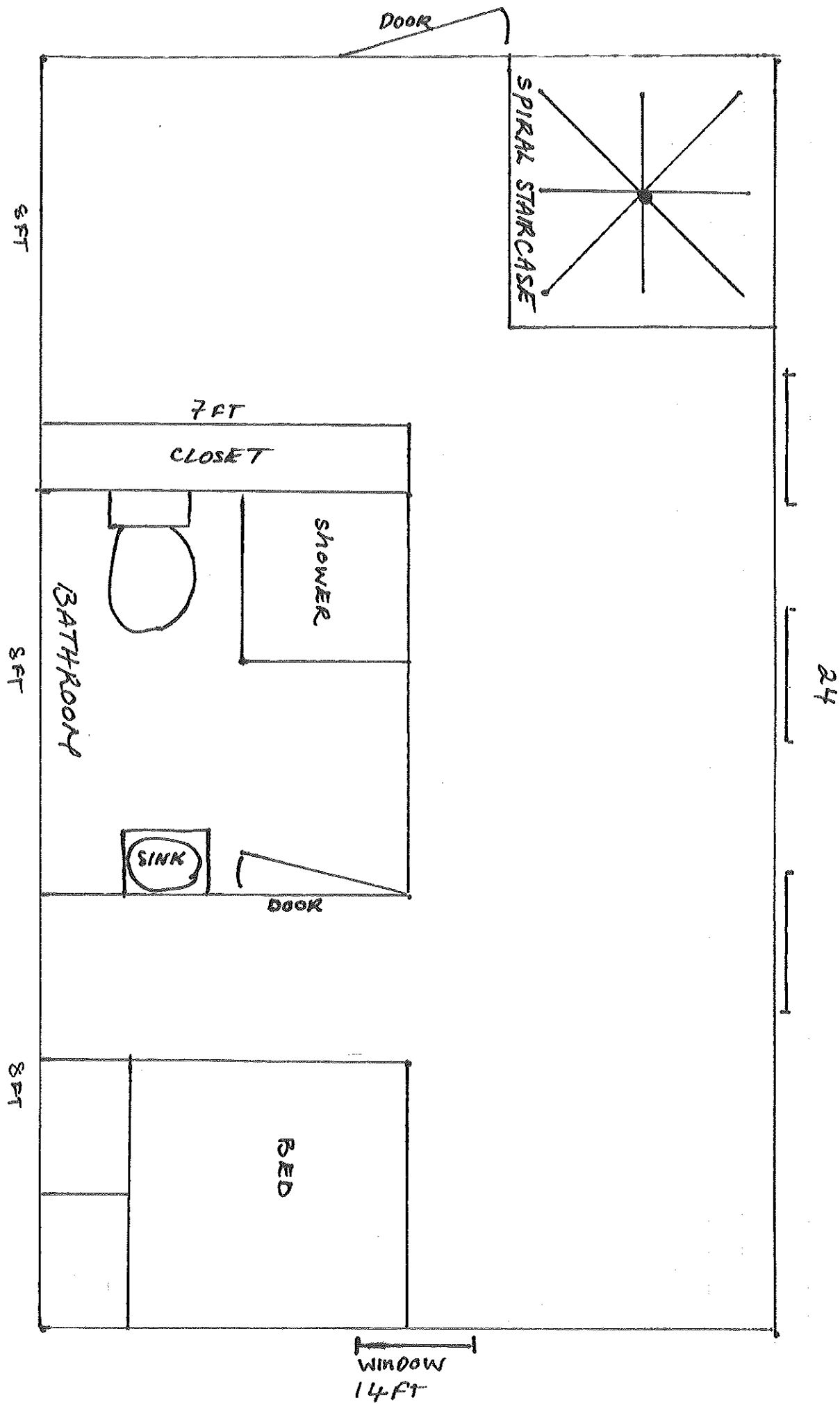
www.mylenstairs.com

Check out your monthly payment options with no effect on your credit:

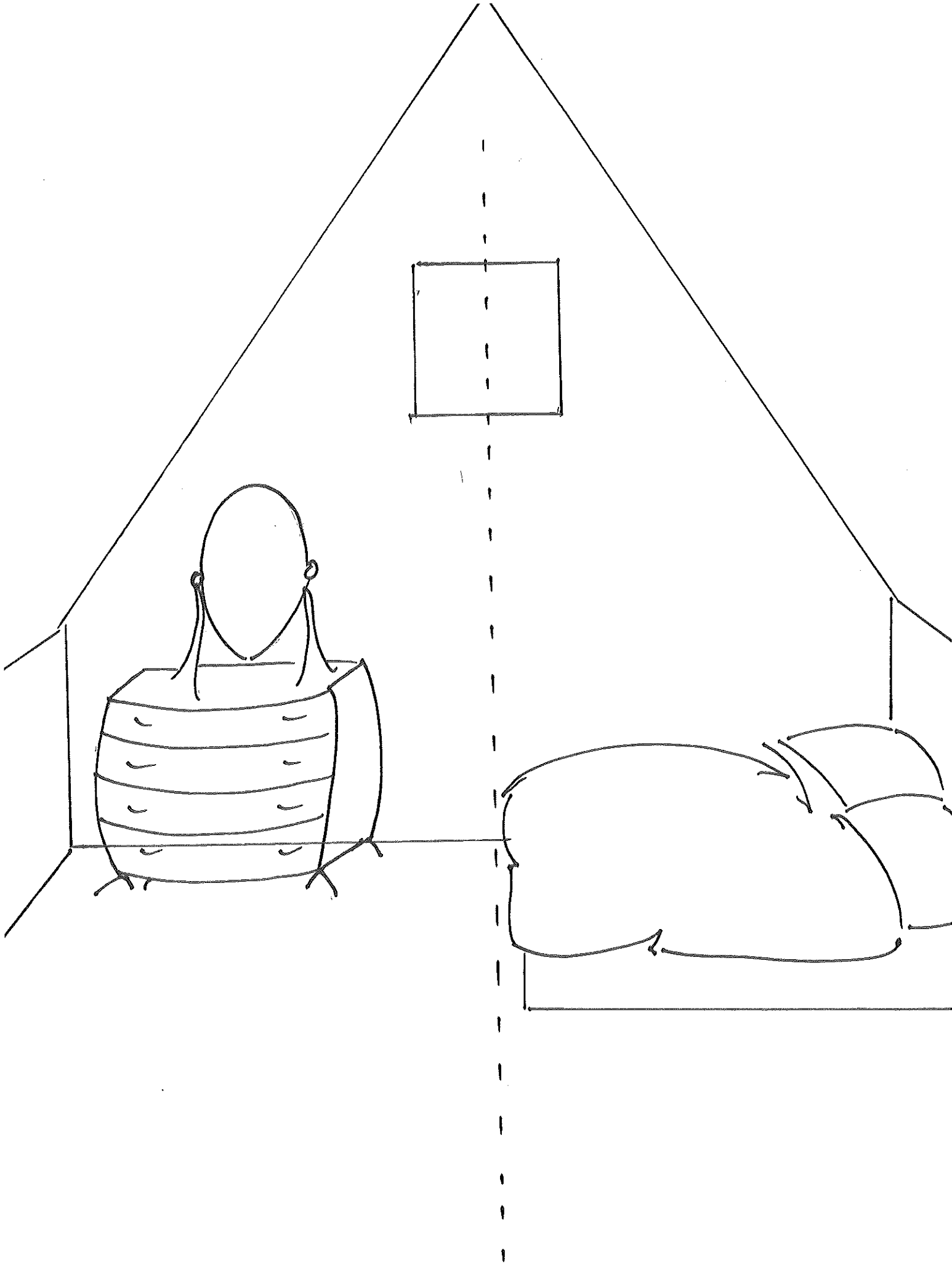
<https://app.gettheearth.com/partners/mylen-stairs/rachel>

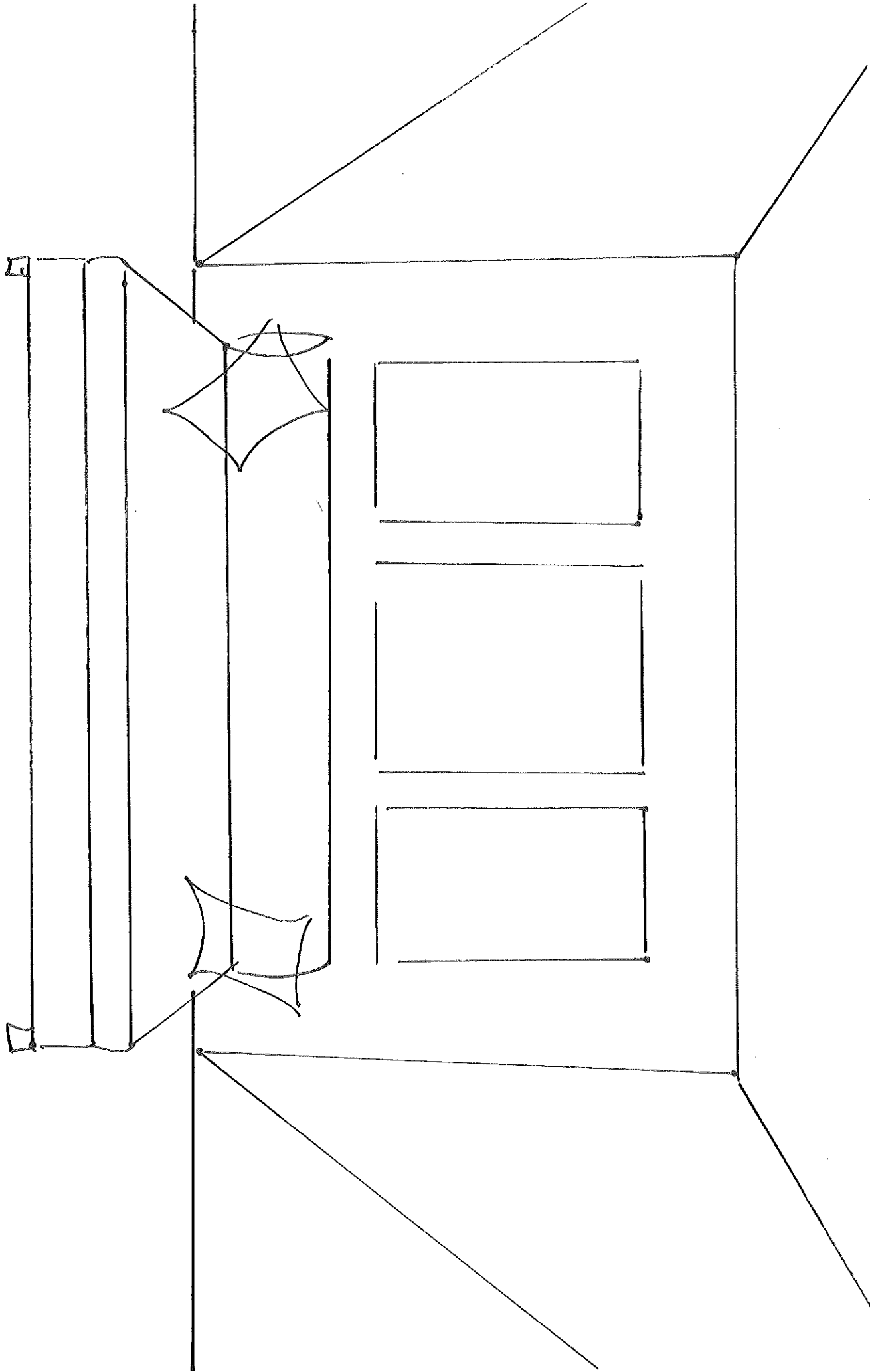


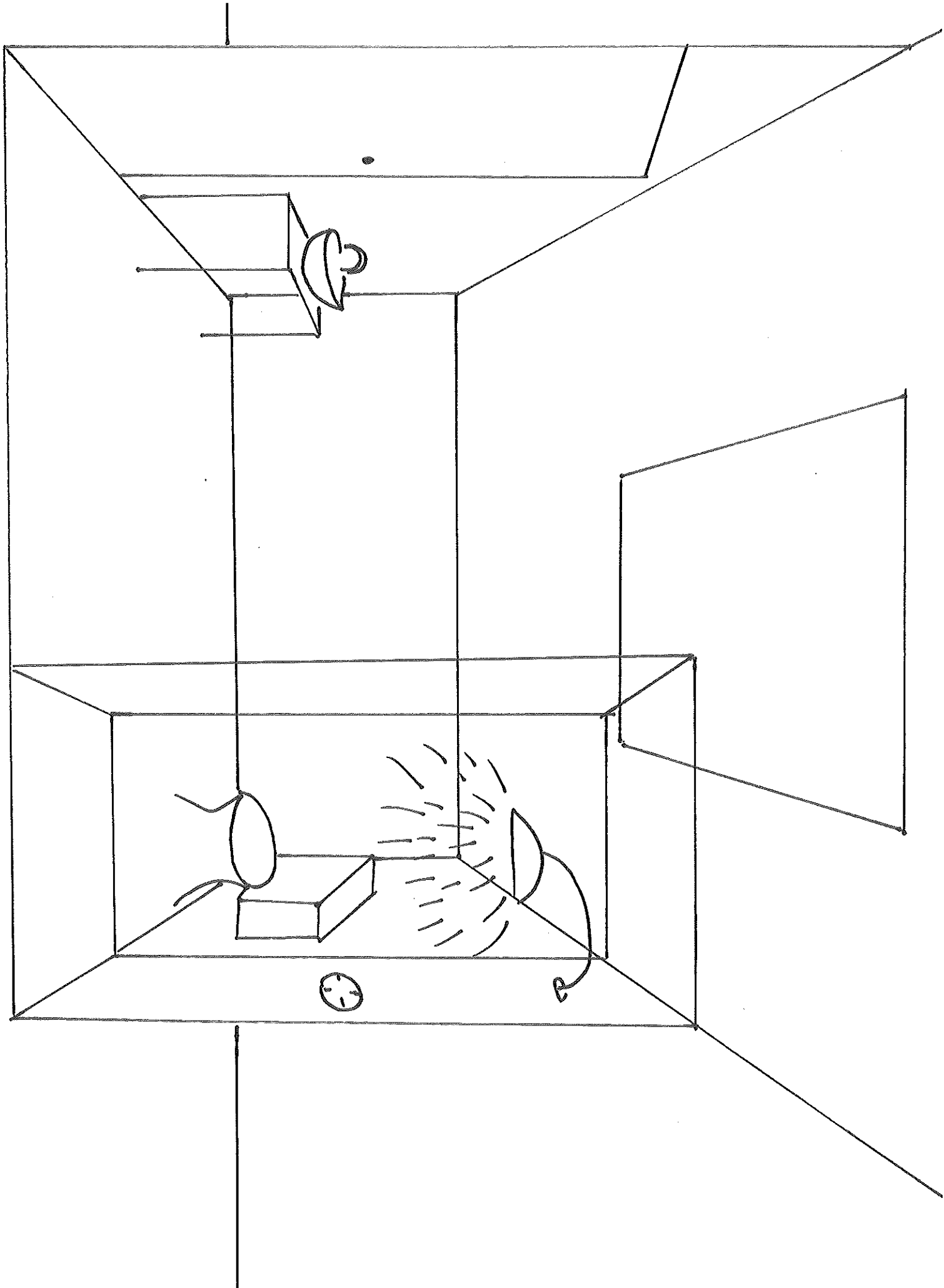






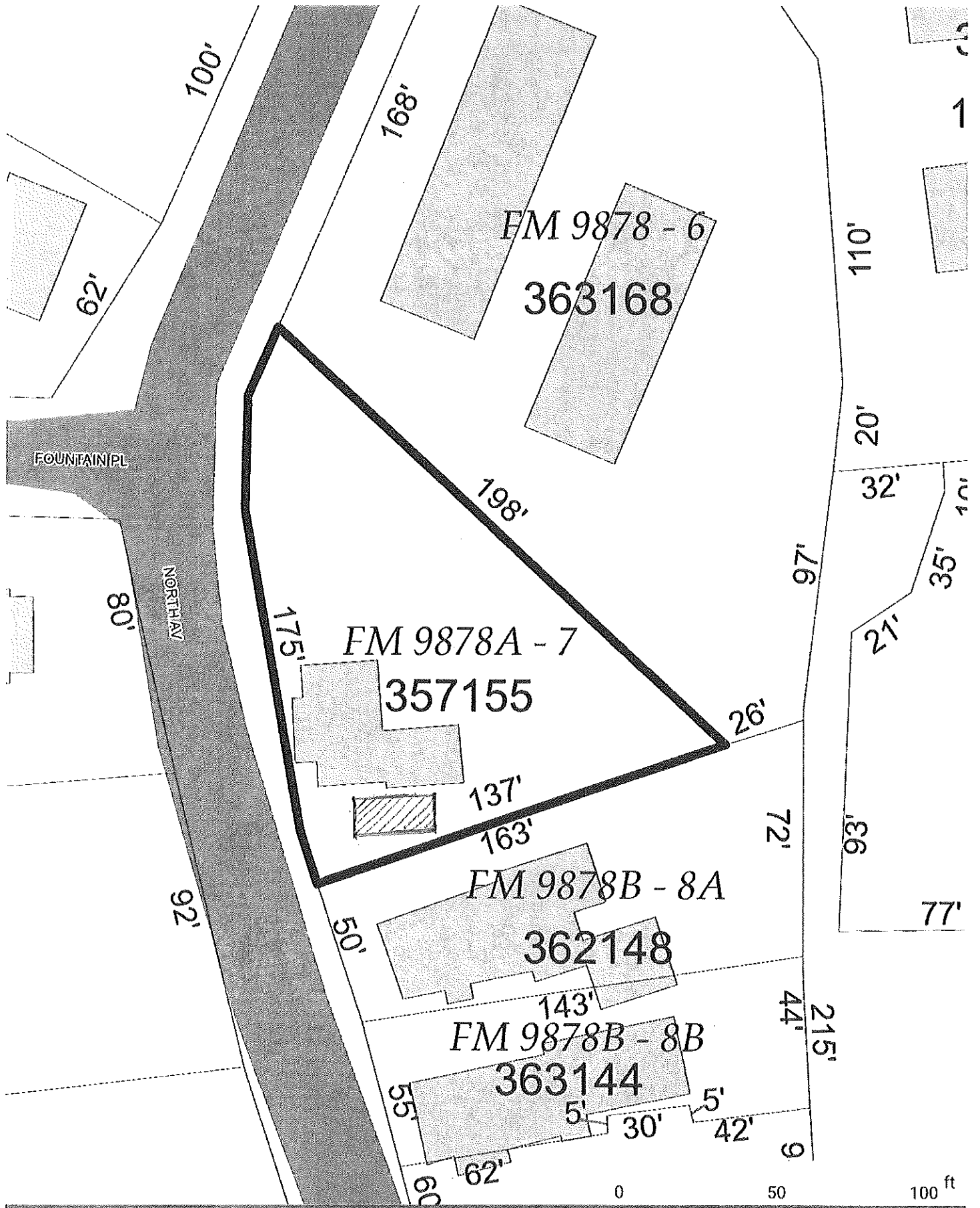












Parcel #: 135801-6765-18-

357155-0000

Millbrook Village, NY

Printed By:
ParcelAccess

N

ParcelAccess
1/22/2024



Dutchess County
New York



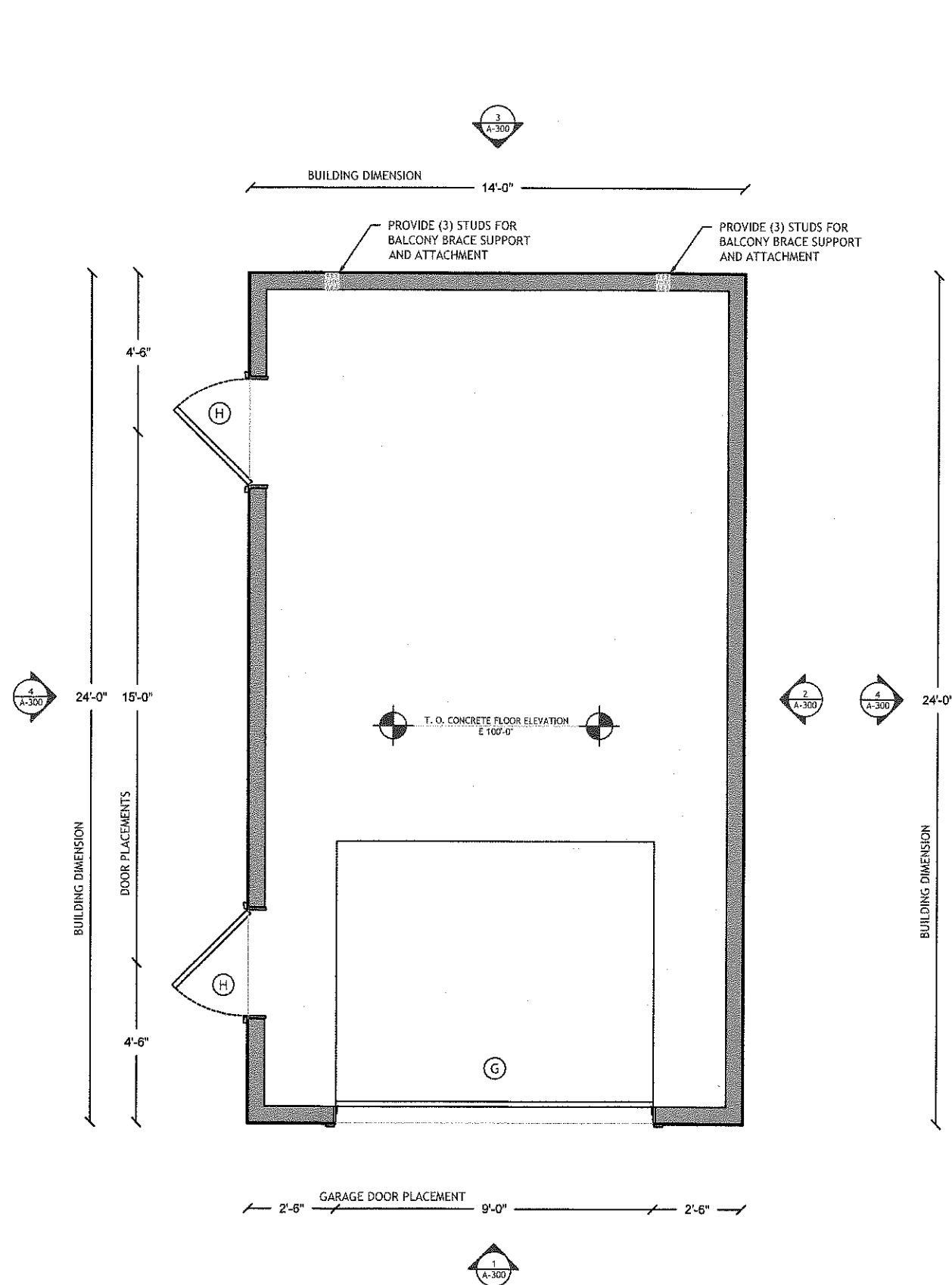


ROWENA GILL
24 NORTH AVENUE
MILLBROOK, NY

1. LOCATION:	MILLBROOK, NY
2. PROPOSED USE:	GARAGE
3. CODES USED:	2020 RESIDENTIAL CODE OF NYS
4. CONSTRUCTION TYPE:	VB
5. SPRINKLERS:	NO
6. STANDPIPES:	NO
7. FIRE DISTRICT:	NO
8. BUILDING HEIGHT:	18' - 8"
9. GROSS BUILDING AREA:	416 SQUARE FEET
10. PRIMARY OCCUPANCY:	

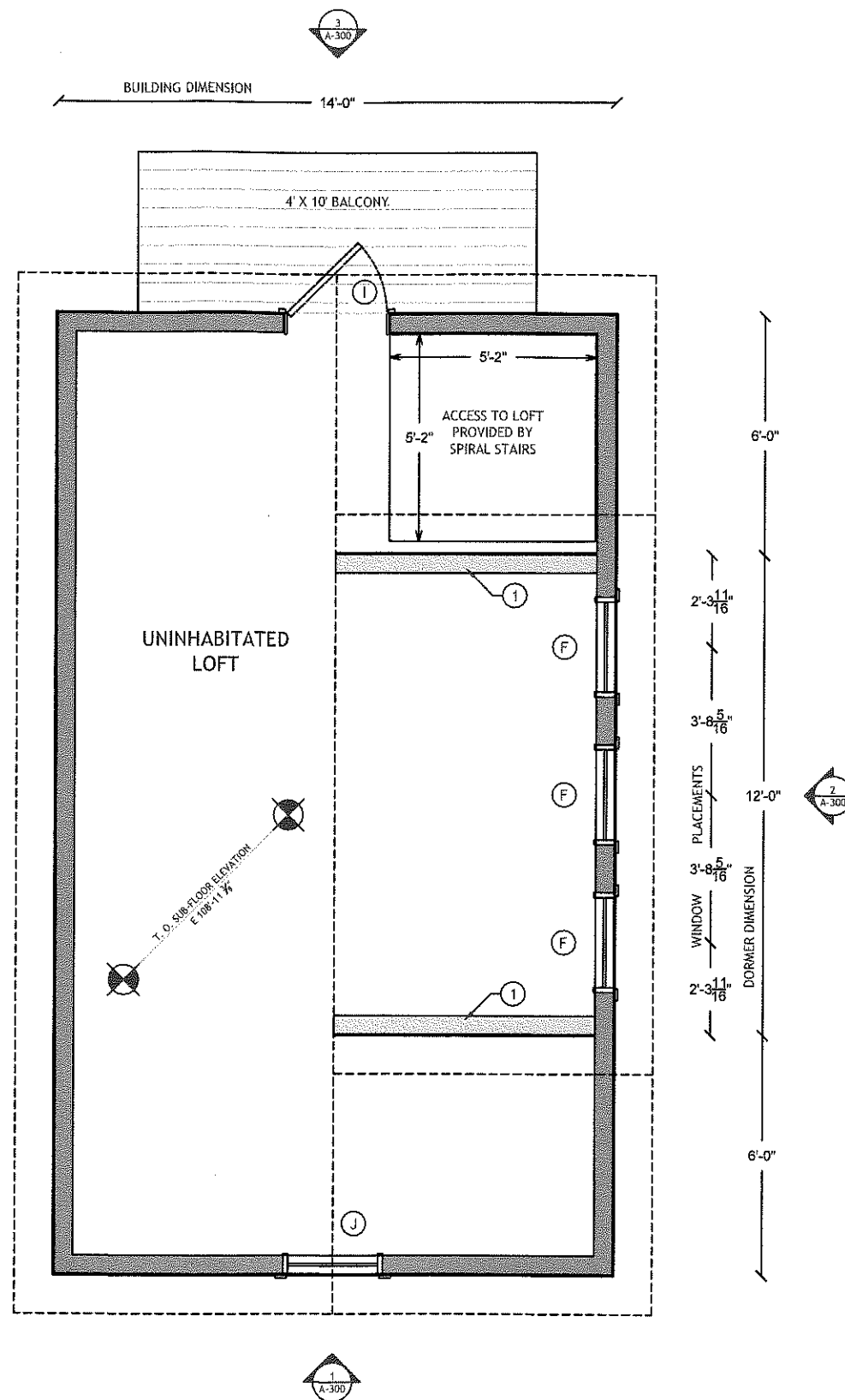
CS-1	Cover Sheet
A-200	Floor Plans
A-300	Exterior Elevations
A-400	Building Section
S-1	Floor Framing Plan
S-2	Roof Framing Plan

CS-1



1 MAIN FLOOR PLAN

SCALE: $\frac{1}{4}" = 1'-0"$



2 UPPER FLOOR PLAN

SCALE: $\frac{1}{4}" = 1'-0"$

WINDOW & DOOR SCHEDULE

- (F) 30" X 36" SINGLE HUNG WINDOW. LOW-E, DUAL GLAZED INSULATED GLASS UNIT, MAX U-FACTOR: 0.35. COLOR - WHITE. HEADER - (2) 2X6 OVER SINGLE TRIMMER.
- (G) 9'-0" X 7'-6" INSULATED CARRIAGE STYLE GARAGE DOOR. HEADER - $3\frac{1}{2}"$ X $11\frac{1}{8}"$ LVL OVER TRIPLE TRIMMERS.
- (H) 3'-0" X 6'-8" 15 LITE ENTRANCE DOOR. HEADER - DOUBLE 2X6 OVER SINGLE TRIMMER. REFER TO FLOOR PLAN FOR DOOR HANDING AND OPERATION.
- (I) 2'-6" X 6'-8" 15 LITE ENTRANCE DOOR. HEADER - DOUBLE 2X6 OVER SINGLE TRIMMER. REFER TO FLOOR PLAN FOR DOOR HANDING AND OPERATION.
- (J) 22" X 27" WINDOW. LOW-E, DUAL GLAZED INSULATED GLASS UNIT, MAX U-FACTOR: 0.35. COLOR - WHITE. HEADER - (2) 2X6 OVER SINGLE TRIMMER.

PLAN NOTES

1. BUILDING DIMENSIONS SHOWN ARE TO FACE OF FRAMING OR FACE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. DIMENSIONS FOR WINDOW AND DOOR PLACEMENTS ARE FROM FACE OF FRAMING TO CENTER, OR CENTER TO CENTER OF WINDOWS AND DOORS.
2. ALL EXTERIOR WALL FRAMING - 2X6 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
3. ALL NEW WINDOWS SHALL BE LOW-E, DUAL GLAZED INSULATED GLASS UNITS, MAX. U-FACTOR: 0.35.
4. PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CODE.
5. PROVIDE GUARDRAIL ON OPEN SIDE OF STAIRS AND STAIR HOLE, IN ACCORDANCE WITH R312.1.
6. PROVIDE HANDRAIL ON ONE SIDE OF EACH FLIGHT OF STAIRS IN ACCORDANCE WITH R311.7.8.

STRUCTURAL NOTES

- (1) DORMER WALL, ONLY EXTENDS ABOVE MAIN ROOF. PROVIDE DOUBLE 2X10 RAFTER UNDER WALL AS SPECIFIED ON SHEET S-2, ROOF FRAMING PLAN.

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General Notes

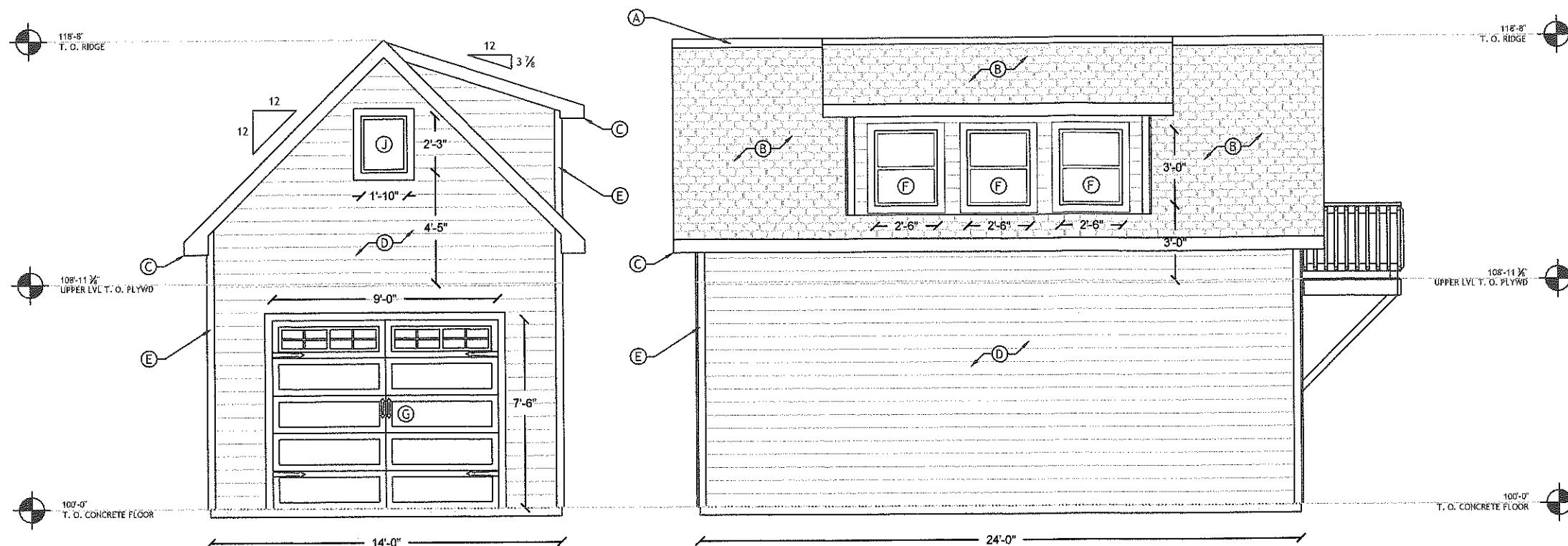
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Date Issued: 12/12/2023

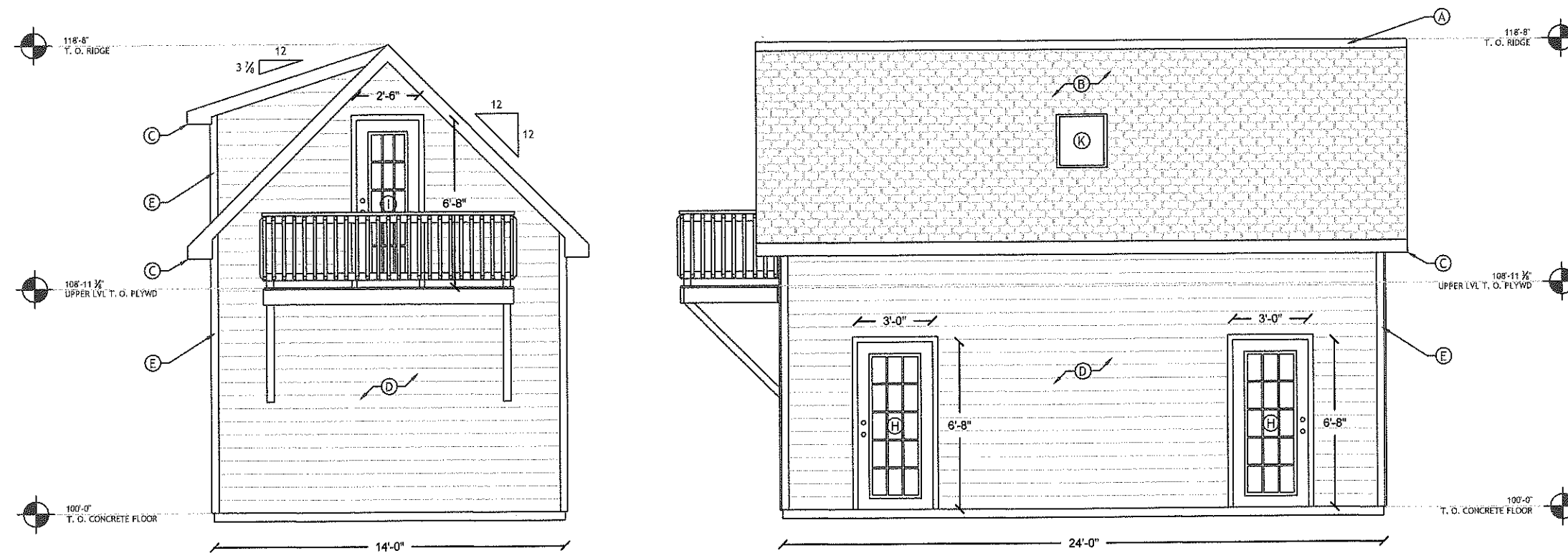
Drawing Number:

A-200



1 FRONT ELEVATION
SCALE: $\frac{3}{16}" = 1'-0"$

2 RIGHT ELEVATION
SCALE: $\frac{3}{16}" = 1'-0"$



3 REAR ELEVATION
SCALE: $\frac{3}{16}" = 1'-0"$

4 LEFT ELEVATION
SCALE: $\frac{3}{16}" = 1'-0"$

EXTERIOR FINISH LEGEND

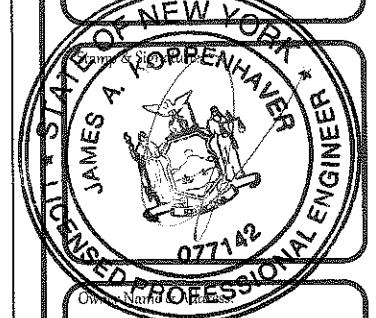
- (A) VENTED RIDGE.
- (B) ARCHITECTURAL SHINGLES. COLOR - BLACK.
- (C) FASCIA / VENTED SOFFIT.
- (D) LP LAP SIDING. COLOR - WHITE.
- (E) STANDARD TRIM BOARD. COLOR - WHITE.
- (F) 30" X 36" SINGLE HUNG WINDOW. LOW-E, DUAL GLAZED INSULATED GLASS UNIT, MAX U-FACTOR: 0.35. COLOR - WHITE. HEADER - (2) 2X6 OVER SINGLE TRIMMER.
- (G) 9'-0" X 7'-6" INSULATED CARRIAGE STYLE GARAGE DOOR. HEADER - 3 1/2" X 11 1/8" LVL OVER TRIPLE TRIMMERS.
- (H) 3'-0" X 6'-8" 15 LITE ENTRANCE DOOR. HEADER - DOUBLE 2X6 OVER SINGLE TRIMMER. REFER TO FLOOR PLAN FOR DOOR HANDING AND OPERATION.
- (I) 2'-6" X 6'-8" 15 LITE ENTRANCE DOOR. HEADER - DOUBLE 2X6 OVER SINGLE TRIMMER. REFER TO FLOOR PLAN FOR DOOR HANDING AND OPERATION.
- (J) 22" X 27" WINDOW. LOW-E, DUAL GLAZED INSULATED GLASS UNIT, MAX U-FACTOR: 0.35. COLOR - WHITE. HEADER - (2) 2X6 OVER SINGLE TRIMMER.
- (K) 22" X 42" FIXED VELUX SKYLIGHT.

BUILDING ELEVATION NOTES

- THESE ELEVATIONS TYPICAL. FINAL DOOR AND WINDOW SIZE/STYLE TO BE DETERMINED BY OWNER.
- PROVIDE GLAZING THAT MEETS LOCAL ENERGY CODE REQUIREMENTS.
- VERIFY ROUGH OPENING DIMENSIONS AND REQUIREMENTS WITH WINDOW & DOOR MANUFACTURERS PRIOR TO FRAMING OPENINGS.
- VERIFY JAMB WIDTHS AND WALL THICKNESSES PRIOR TO ORDERING WINDOWS AND DOORS.
- PROVIDE SAFETY GLAZING IN COMPLIANCE WITH CURRENT BUILDING CODES.
- SEE FLOOR PLAN FOR WINDOW / DOOR OPERATION.
- NARROW WALL FRAMING BY THE GARAGE DOOR OPENINGS SHALL BE IN ACCORDANCE WITH METHOD PFH 2020 NYS RESIDENTIAL CODE, FIGURE R602.10.6.2 WITH (2) 1.75" X 14" LVL CONTINUOUS RIM JOIST HEADERS, HEADER TO JACK STUD 1,000 LB STRAPS, MINIMUM 3500 LB. STRAP HOLD DOWN EMBEDDED IN CONCRETE, (1) AT EACH CORNER STUD AND (1) AT EACH JAMB STUD. EACH NARROW WALL PANEL SHALL HAVE MINIMUM (1) 3/8" DIAMETER ANCHOR BOLT. FOUNDATION MINIMUM REINFORCING AND DIMENSIONS SHALL BE AS INDICATED IN THE FIGURE AND FOR THE JURISDICTION REQUIRED FROST DEPTH. SEE SHEET S-3 FOR FIGURE R602.10.6.2.

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General Notes		
No.	Revision/Issue	Date

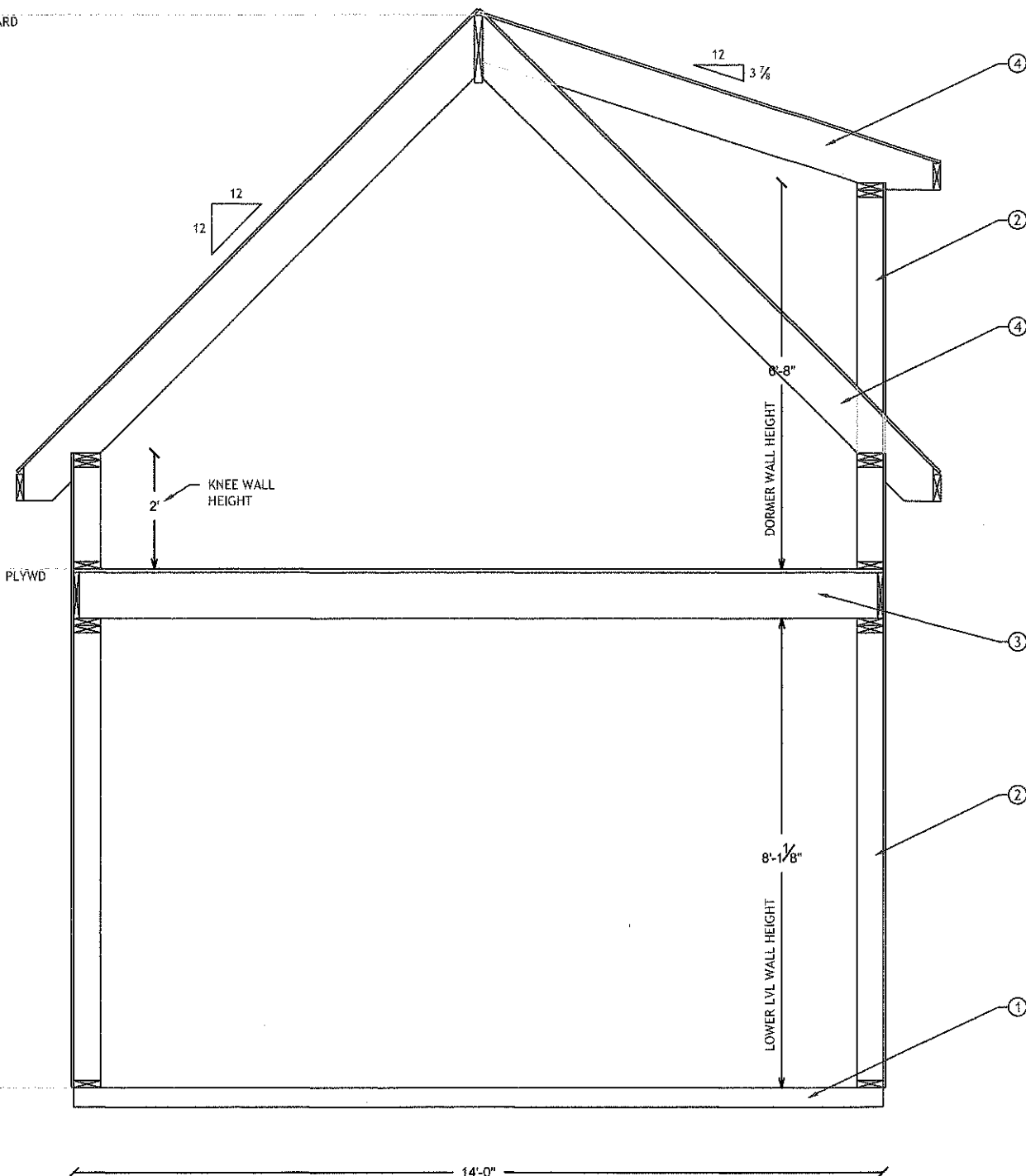
Drawn By: IVAN ZOOK
Date Issued: 12/12/2023

Drawing Number:
A-300

118'-6 1/8"
T. O. RIDGE BOARD

108'-11 3/8"
UPPER LVL T. O. PLYWD

100'-0"
T. O. PLYWOOD



1 BUILDING SECTION

SCALE: 3/8" = 1'-0"

SECTION NOTES

NOTE: FASTENING SCHEDULE SHALL BE IN ACCORDANCE WITH TABLE R602.3(1), UNLESS NOTED OTHERWISE.

- ① CONCRETE FLOOR: NOTE: FOUNDATION DESIGN IS BY OTHERS AND PROVIDED UNDER SEPARATE COVER. THIS STRUCTURE IS DESIGNED TO BE BUILT ON A LEVEL CONCRETE SLAB. FOUNDATION DESIGN SHALL INCLUDE ADEQUATE FOOTINGS FOR ALL SUPPORTING POSTS. PT BOTTOM PLATES OF THE WALLS SHALL BE ANCHORED ONTO SOLID CONCRETE OR GROUT FILLED MASONRY WITH 1/2" DIAMETER ANCHORS HAVING 7" MINIMUM EMBEDMENT @ 4' O.C., AND WITHIN 12" OF DOOR JAMBS, CORNERS, AND SPLICES. MINIMUM (2) ANCHORS REQUIRED PER WALL STRUCTURAL PANEL SECTION.
- ② EXTERIOR STUD WALL: LP LAP SIDING EXTERIOR FINISH OVER BREATHABLE WEATHER BARRIER OVER 1/4" OSB SHEATHING ON 2X6 STUDS @ 16" O.C.. INTERIOR NOT INSULATED AND UNFINISHED. PROVIDE PT BOTTOM PLATE W/ APPROVED SILL SEALER BETWEEN PLATE AND CONCRETE. BRACING METHOD: WOOD STRUCTURAL PANEL WALL SHEATHING IN ACCORDANCE WITH 2020 RESIDENTIAL CODE OF NYS, TABLE R602.3(3). NARROW WALL SECTIONS AT THE GARAGE DOOR OPENINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2020 RESIDENTIAL CODE OF NYS, FIGURE R602.10.6.2 METHOD PFH: PORTAL FRAME WITH HOLD-DOWNS.
- ③ FLOOR ASSEMBLY: 9 1/2" TJI 110 FLOOR JOISTS @ 16" O.C. UNDER 3/4" SUBFLOOR.
- ④ ROOF ASSEMBLY: ARCHITECTURAL SHINGLES OVER ICE & WATER SHIELD/15LB FELT OVER 1/4" OSB OVER 2X10 RAFTERS @ 16" O.C. (36" MINIMUM OF ICE AND WATER SHIELD IS REQUIRED EXTENDING FROM THE INSIDE FACE OF THE EXTERIOR WALL ALONG EACH EDGE, 15 LB FELT OVER REMAINING AREA OF ROOF). PROVIDE H10A HURRICANE TIE FOR ALL RAFTER-TO-TOP PLATE CONNECTIONS. RIDGE BOARD - 1-PLY 1 3/4" X 14" LVL. 2X6 SUB-FASCIA @ 12" GABLE AND EAVE OVERHANGS.

Design Company:

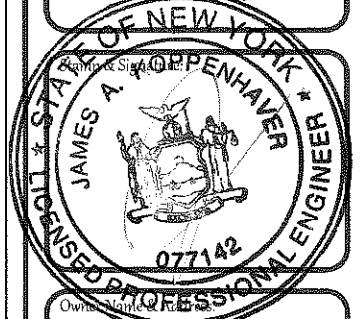
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General Notes

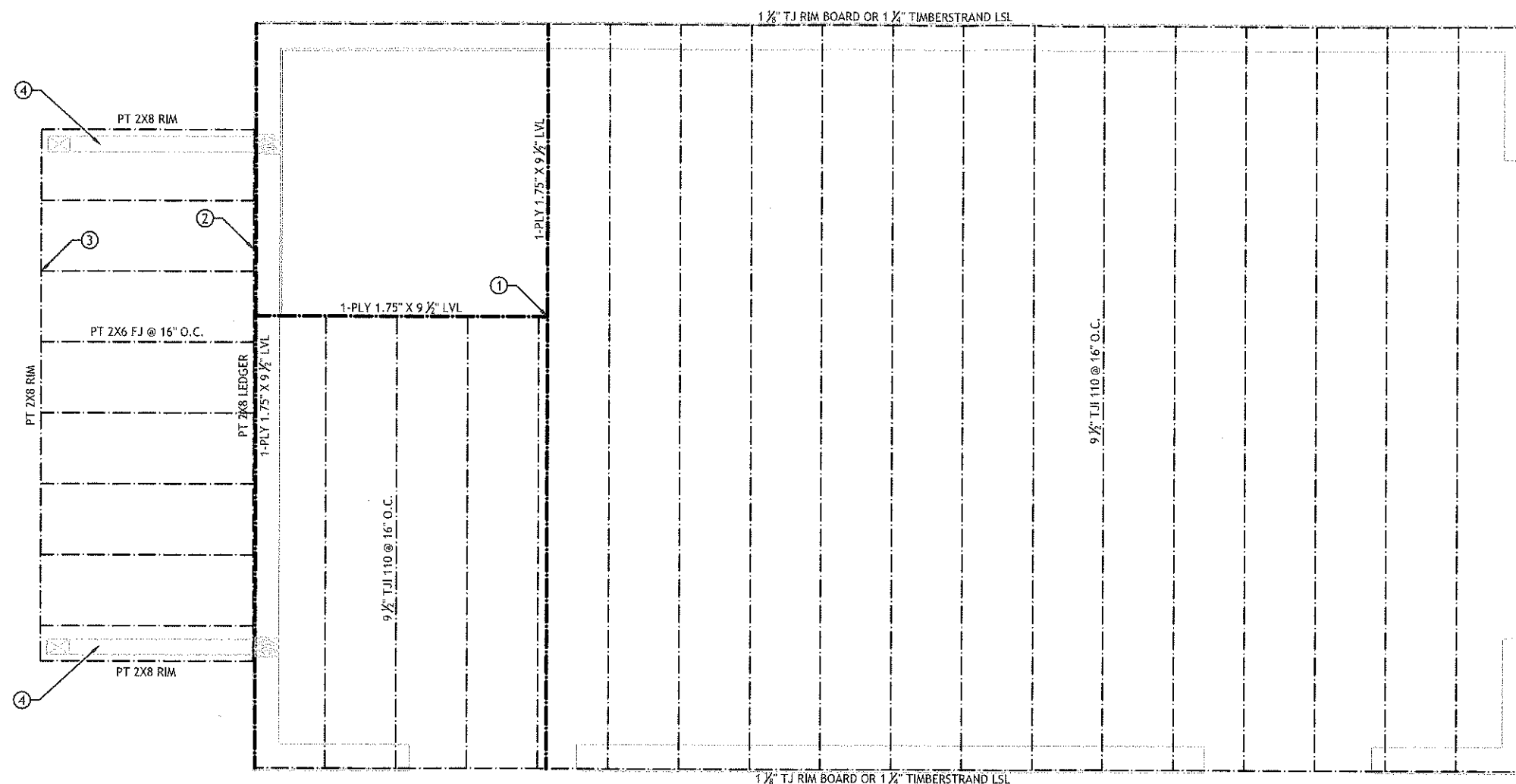
No.	Revision/Issue	Date

Drawn By: IVAN ZOOK

Date Issued: 12/12/2023

Drawing Number:

A-400



1 FLOOR FRAMING PLAN

SCALE: 3/8" = 1'-0"

STRUCTURAL NOTES

NOTE: ALL STRUCTURAL LUMBER SHALL BE #2 OR BETTER. FASTENING SCHEDULE SHALL BE IN ACCORDANCE WITH TABLE R602.3(1), UNLESS NOTED OTHERWISE.

- 1 PROVIDE ITS1.81/9.5 HANGERS FOR JOISTS CONNECTING TO HEADER.
- 2 ATTACH LEDGER w/ (1) 3/8" X 4" LAG SCREW @ 16" O.C., STAGGERED UP AND DOWN THRU WALL SHEATHING TO LVL PROVIDED IN UPPER LEVEL FLOOR STRUCTURE. PROVIDE SIMPSON JOIST HANGERS FOR ALL JOIST TO LEDGER CONNECTIONS.
- 3 PROVIDE SIMPSON JOIST HANGERS FOR ALL JOIST TO RIM CONNECTIONS.
- 4 PT 4X6 BRACE, 45° ANGLE FROM OUTSIDE CORNER OF BALCONY RIM DOWN TO TRIPLE STUD IN EXTERIOR WALL. ATTACH USING (3) 3/8" X 4" LAG SCREWS AS SHOWN ON SHEET S-3.

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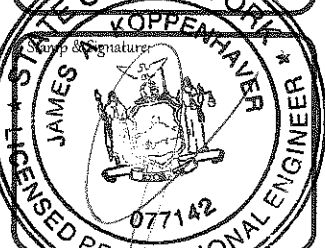
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General Notes

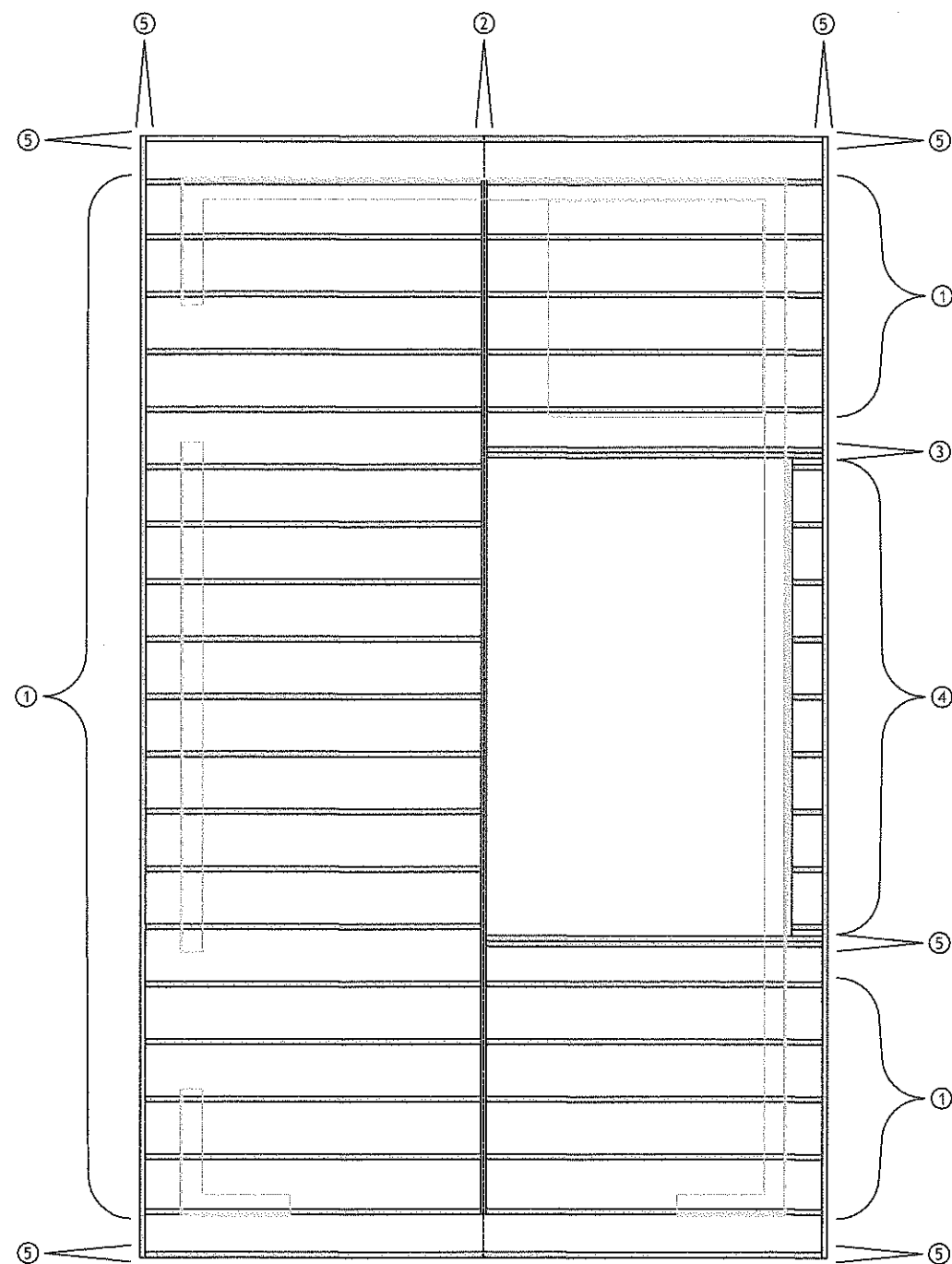
No.	Revision/Issue	Date
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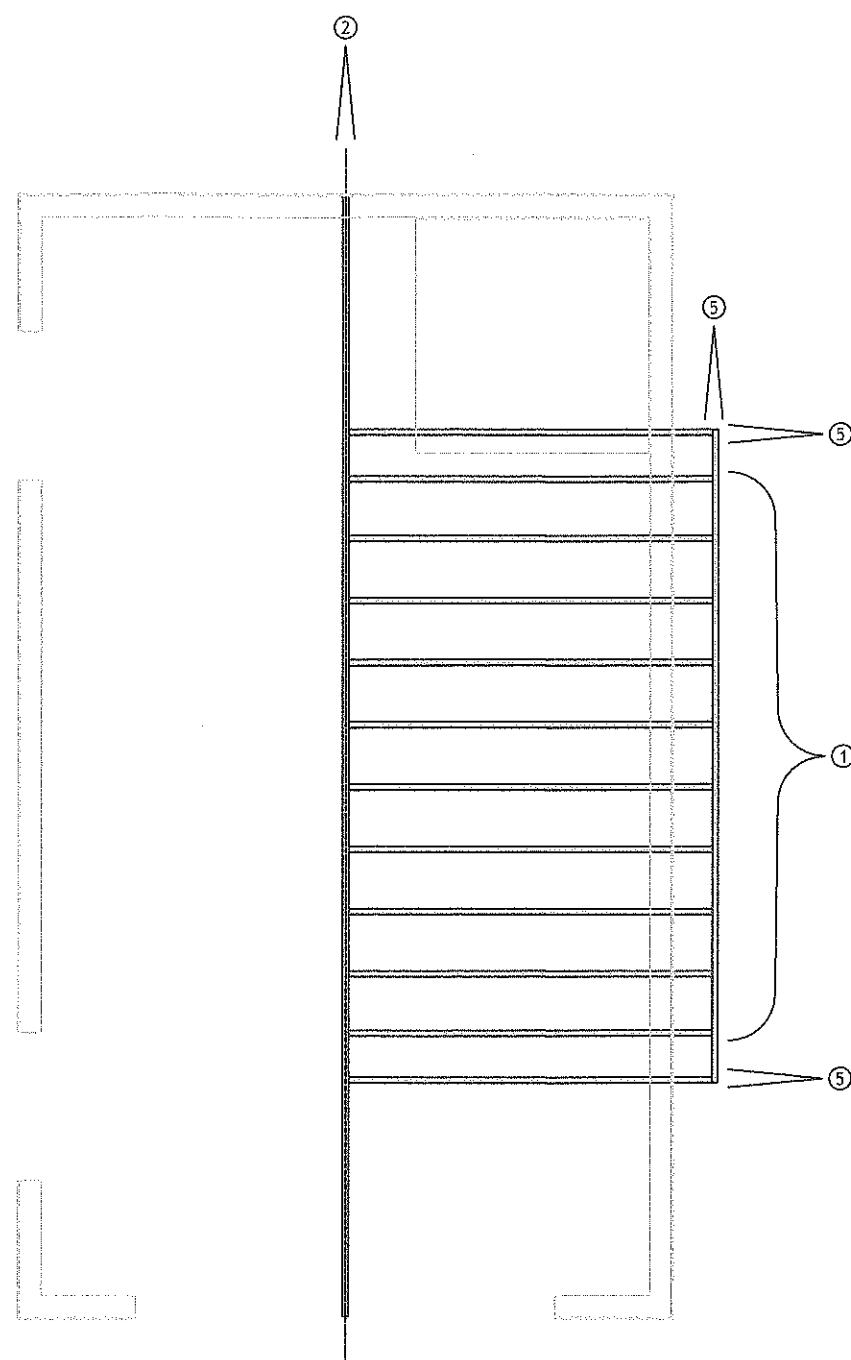
Date Issued: 12/12/2023

Drawing Number:

S-1



1 MAIN ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



2 DORMER ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

STRUCTURAL NOTES

NOTE: ALL STRUCTURAL LUMBER SHALL BE #2 OR BETTER. FASTENING SCHEDULE SHALL BE IN ACCORDANCE WITH TABLE R602.3(1), UNLESS NOTED OTHERWISE.

- ① 2X10 RAFTER @ 16" O.C.
- ② (1) 14" LVL RIDGE BOARD.
- ③ PROVIDE DOUBLE 2X10 RAFTER UNDER DORMER WALL.
- ④ CONTINUOUS 12" OVERHANG ACROSS DORMER WALL. PROVIDE SHORT RAFTERS @ 16" O.C.
- ⑤ 2X6 SUB-FASCIA.

Design Company:

DELINEATORS PLUS

10 COUNTY ROAD 22

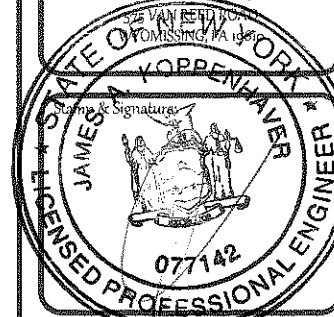
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General Notes

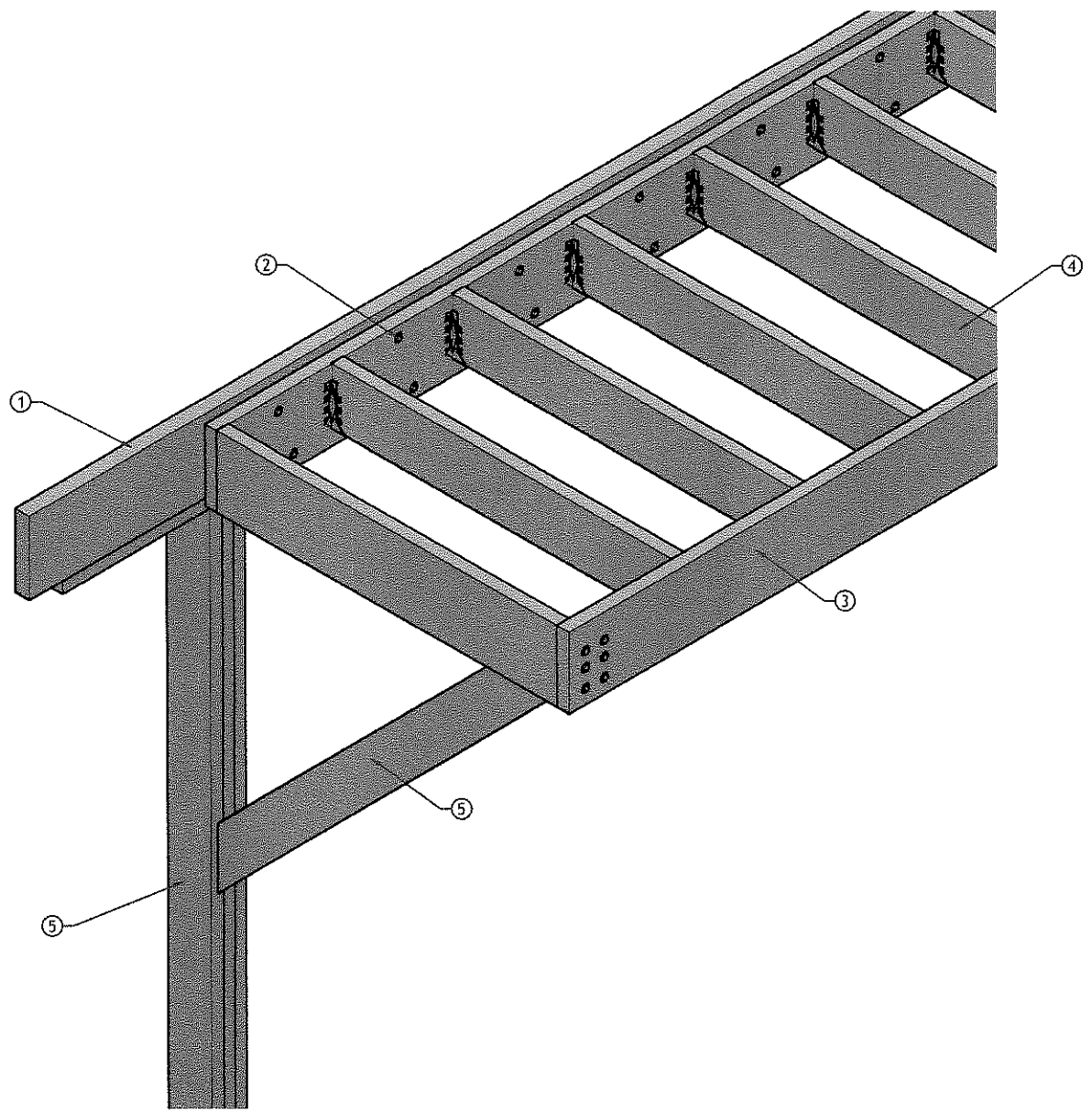
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Drawn By: IVAN ZOOK

Date Issued: 12/12/2023

Drawing Number:

S-2



1 BRACE DETAIL FOR 4' X 10' BALCONY

SCALE: 3/8" = 1'-0"

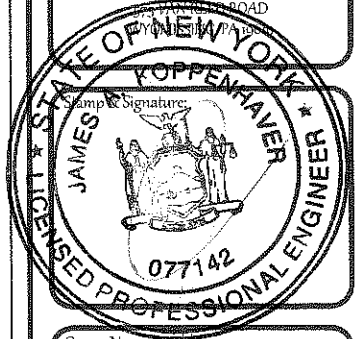
STRUCTURAL NOTES

NOTE: ALL STRUCTURAL LUMBER SHALL BE #2 OR BETTER. FASTENING SCHEDULE SHALL BE IN ACCORDANCE WITH TABLE R602.3(1), UNLESS NOTED OTHERWISE.

- ① UPPER LEVEL FLOOR STRUCTURE - PROVIDE 1-PLY LVL FOR PT LEDGER ATTACHMENT AS DESCRIBED IN NOTE 2 BELOW.
- ② PT 2X10 LEDGER w/ (2) 3/4" X 4" GRK SCREWS @ 16" O.C., THRU WALL SHEATHING TO LVL PROVIDED IN UPPER LEVEL FLOOR STRUCTURE. PROVIDE SIMPSON JOIST HANGERS FOR ALL JOIST TO LEDGER CONNECTIONS.
- ③ PT 2X10 RIM. PROVIDE SIMPSON JOIST HANGERS FOR ALL JOIST TO RIM CONNECTIONS.
- ④ PT 2X6 FLOOR JOIST @ 16" O.C.
- ⑤ PT 4X6 BRACE, 45° ANGLE FROM OUTSIDE CORNER OF BALCONY RIM DOWN TO TRIPLE STUD IN EXTERIOR WALL. ATTACH USING (6) 3/4" X 4" GRK SCREWS AS SHOWN.
- ⑥ EXTERIOR WALL FRAMING - PROVIDE (3) STUDS AND ATTACH BRACE AS DESCRIBED IN NOTE 4 ABOVE.

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General Notes		
No.	Revision/Issue	Date

Drawn By: IVAN ZOOK
Date Issued: 12/12/2023

Drawing Number:
S-3

Rowena Gill: 24 North Ave

730.1.0.104

☐ CLOSED

CHECK/INV#	DATE	TRANSACTION	DESCRIPTION	FEES PAID	ACCOUNT	WITHDRAWAL	DEPOSIT	BALANCE
765	10/25/2024	Escrow Payment	Site Plan Review- Accessory Apt				\$1,000.00	\$1,000.00
764	10/25/2024	Special Permit Fee	Site Plan Review- Accessory Apt	\$600.00				\$1,000.00
								\$1,000.00
								\$1,000.00
								\$1,000.00
								\$1,000.00
								\$1,000.00
Totals				Transaction count: 2	\$600.00	\$0.00	\$1,000.00	\$1,000.00