

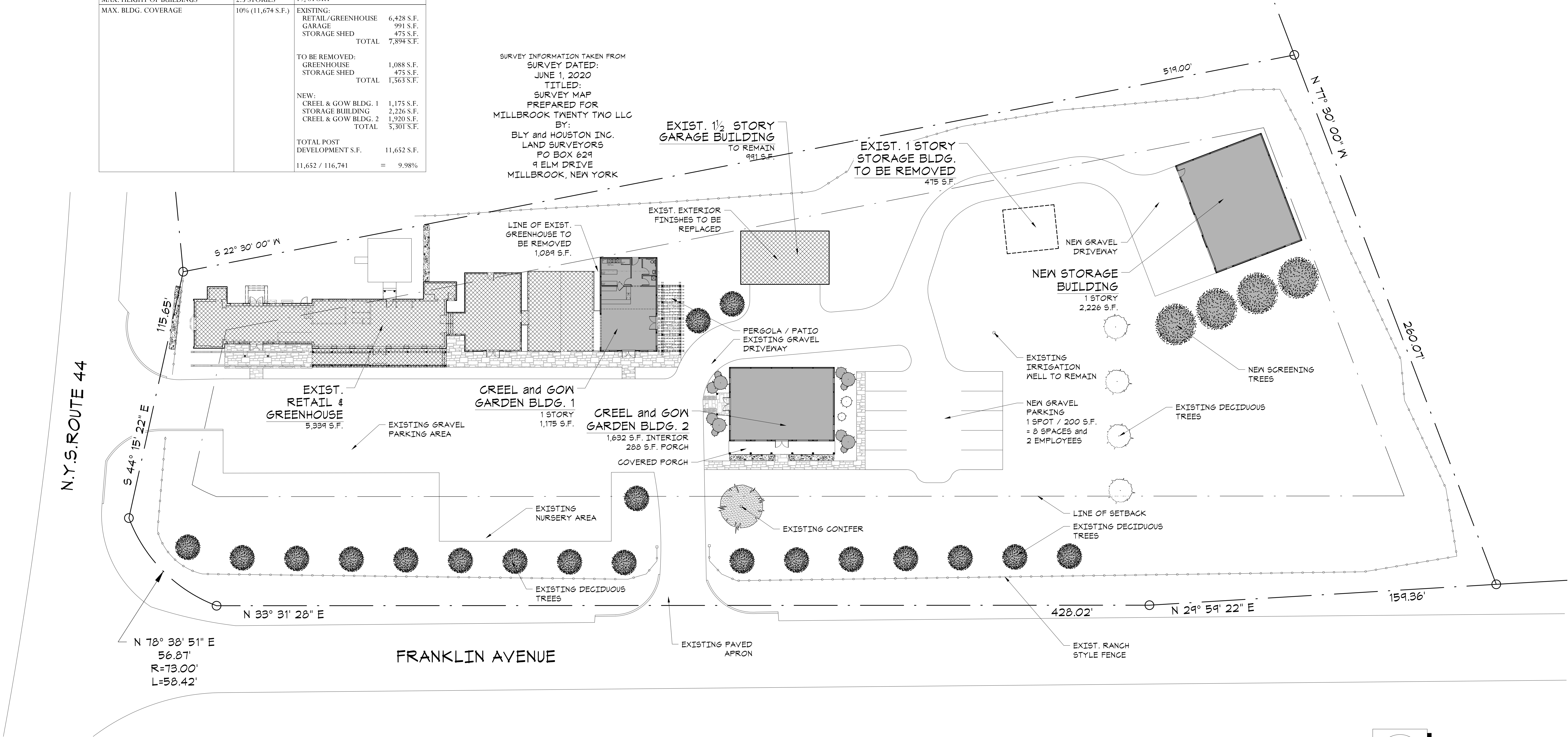
phase II new buildings and additions for:

MILLBROOK 22 LLC

3424 FRANKLIN AVENUE
MILLBROOK, NEW YORK

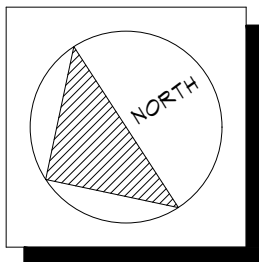
ZONING DISTRICT - RLD RESIDENTIAL LOW DENSITY		
	REQUIRED	PROVIDED
LOT AREA	2 ACRE MIN.	2.68 ACRES (116,741 S.F.)
LOT WIDTH	200' MIN.	586'
LOT DEPTH	150' MIN.	154' (at narrowest)
YARDS		
FRONT	50' MIN.	69'-6"
SIDE	25' MIN.	27'-0"
REAR	30' MIN.	32'-6"
MAX. HEIGHT OF BUILDINGS	2.5 STORIES	1½ STORY
MAX. BLDG. COVERAGE	10% (11,674 S.F.)	
EXISTING:		
RETAIL/GREENHOUSE		6,428 S.F.
GARAGE		991 S.F.
STORAGE SHED		475 S.F.
TOTAL		7,894 S.F.
TO BE REMOVED:		
GREENHOUSE		1,088 S.F.
STORAGE SHED		475 S.F.
TOTAL		1,563 S.F.
NEW:		
CREEL & GOW BLDG. 1		1,175 S.F.
STORAGE BUILDING		2,226 S.F.
CREEL & GOW BLDG. 2		1,920 S.F.
TOTAL		5,301 S.F.
TOTAL POST DEVELOPMENT S.F.		
	11,652 / 116,741	= 9.98%

SURVEY INFORMATION TAKEN FROM
SURVEY DATED:
JUNE 1, 2020
TITLED:
SURVEY MAP
PREPARED FOR
MILLBROOK TWENTY TWO LLC
BY:
BLY and HOUSTON INC.
LAND SURVEYORS
PO BOX 629
9 ELM DRIVE
MILLBROOK, NEW YORK



proposed site plan

scale:



1" = 20'-0"

phase II new buildings and additions for:
MILLBROOK 22 LLC
3424 FRANKLIN AVENUE
MILLBROOK, NEW YORK

REVISIONS:

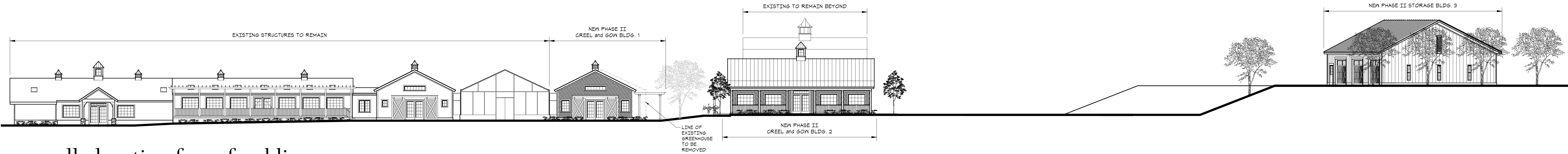
STEVEN
HACKBARTH
r.a., a.i.a.
CLINTON CORNERS,
NEW YORK 12514
(845) 266-8670

DATE:
NOVEMBER 2, 2025
PROJECT:
23-004 MILLBROOK
22 LLC PHASE II
SHEET NO.:
S1

phase II new buildings and additions for:

MILLBROOK 22 LLC

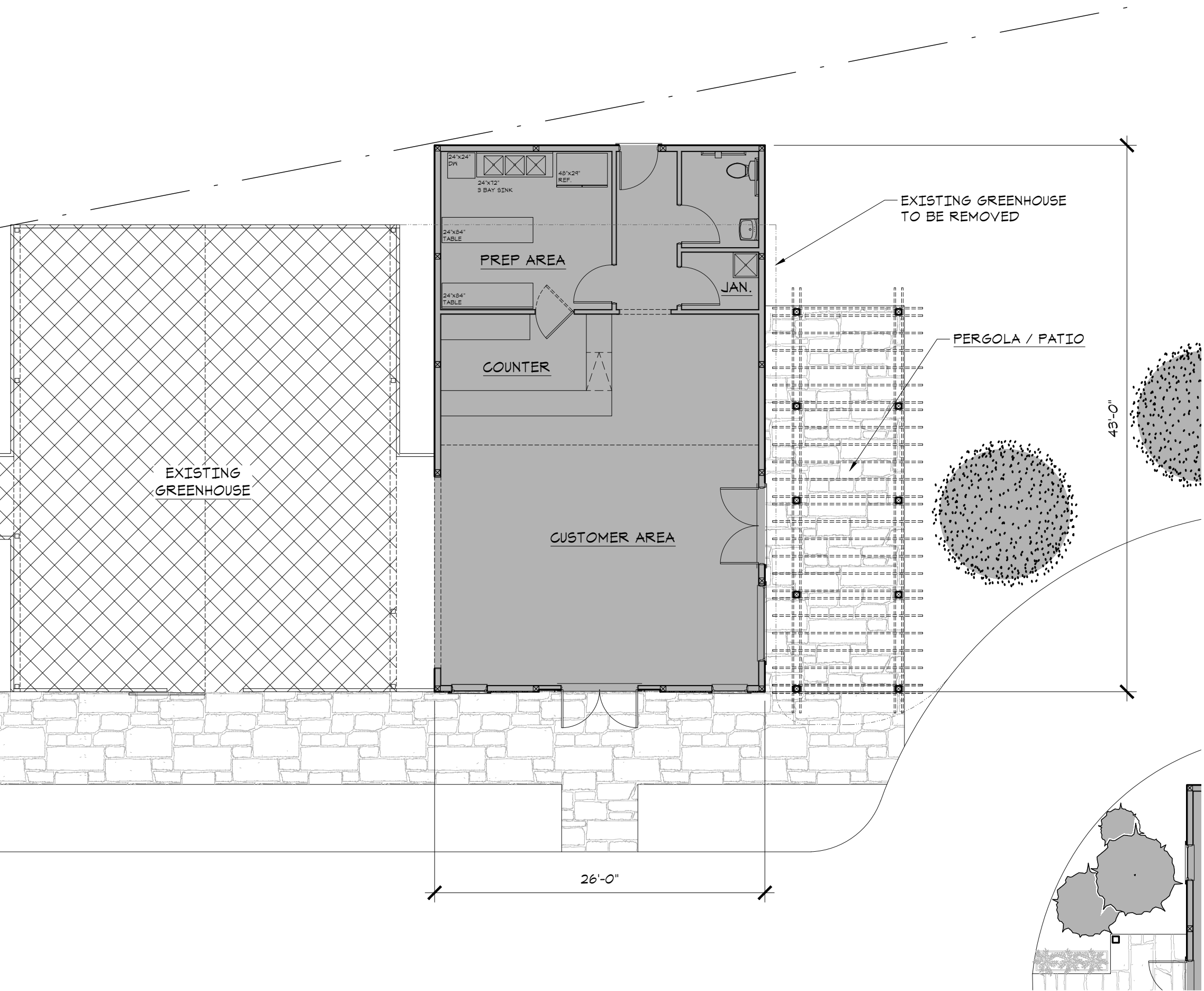
3424 FRANKLIN AVENUE
MILLBROOK, NEW YORK



overall elevation from franklin avenue

scale:

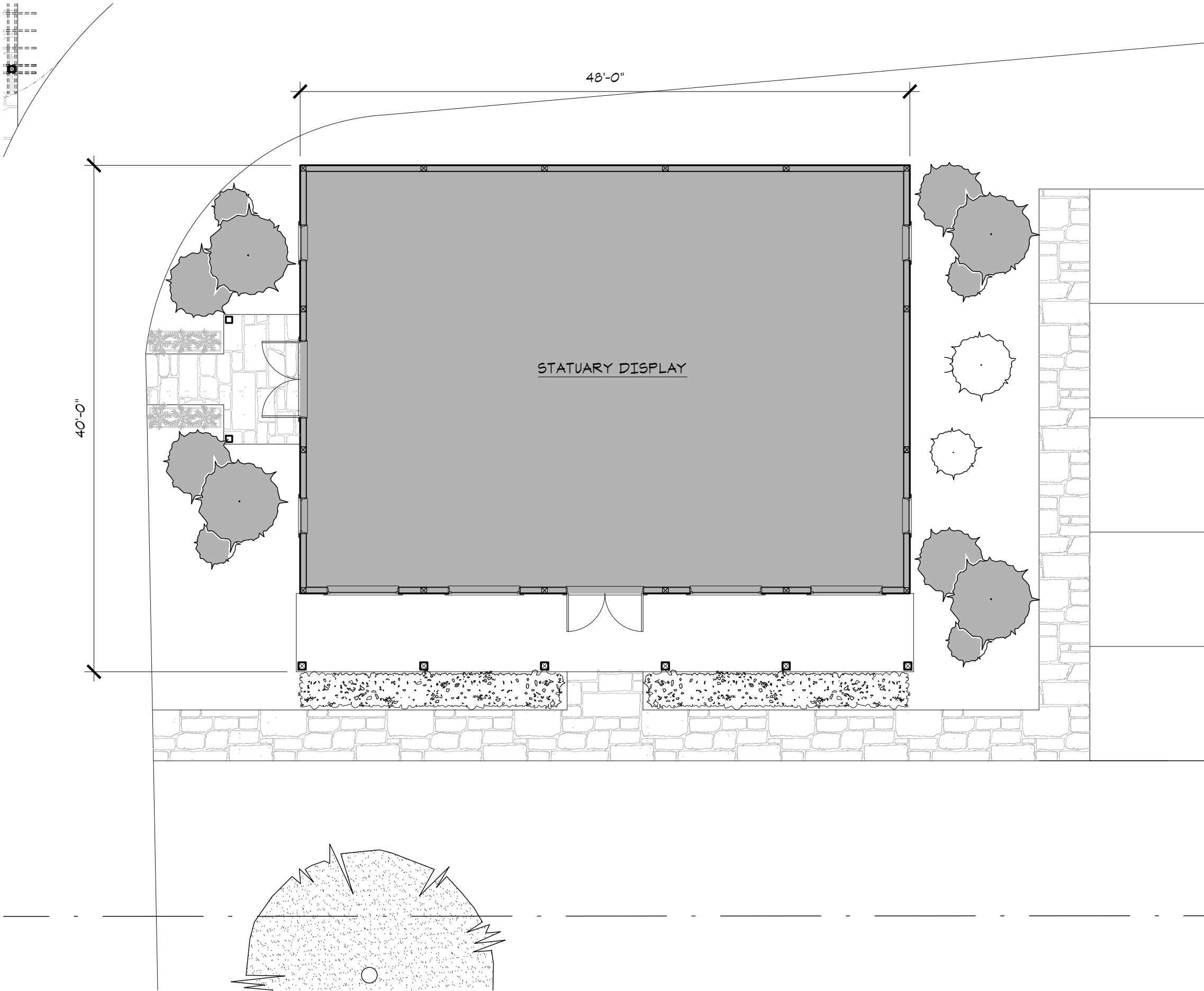
n.t.s.



floor plan - building 1

scale:

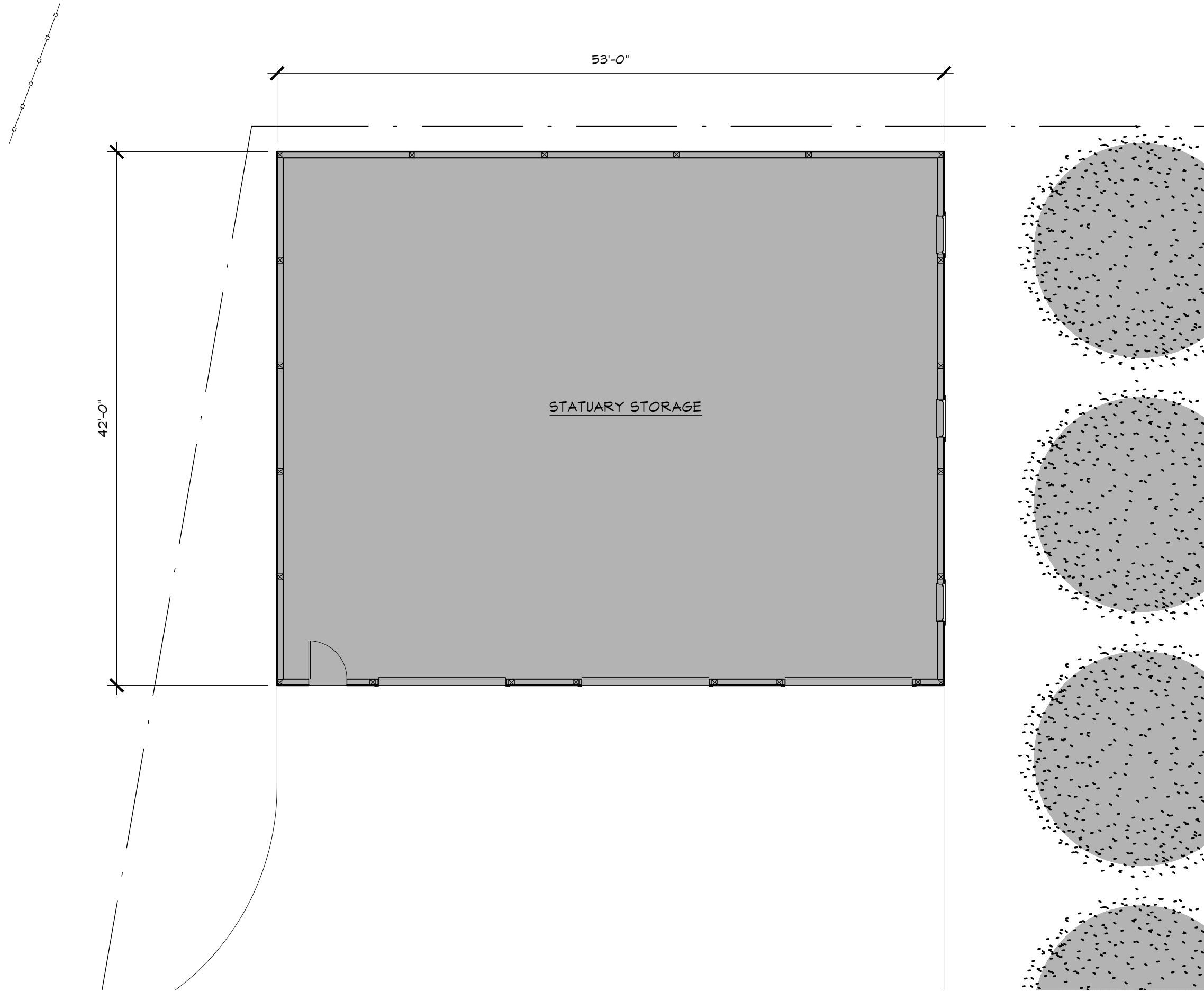
1/8" = 1'-0"



floor plan - building 2

scale:

1/8" = 1'-0"



floor plan - building 3

scale:

1/8" = 1'-0"



west elevation - building 1

scale:

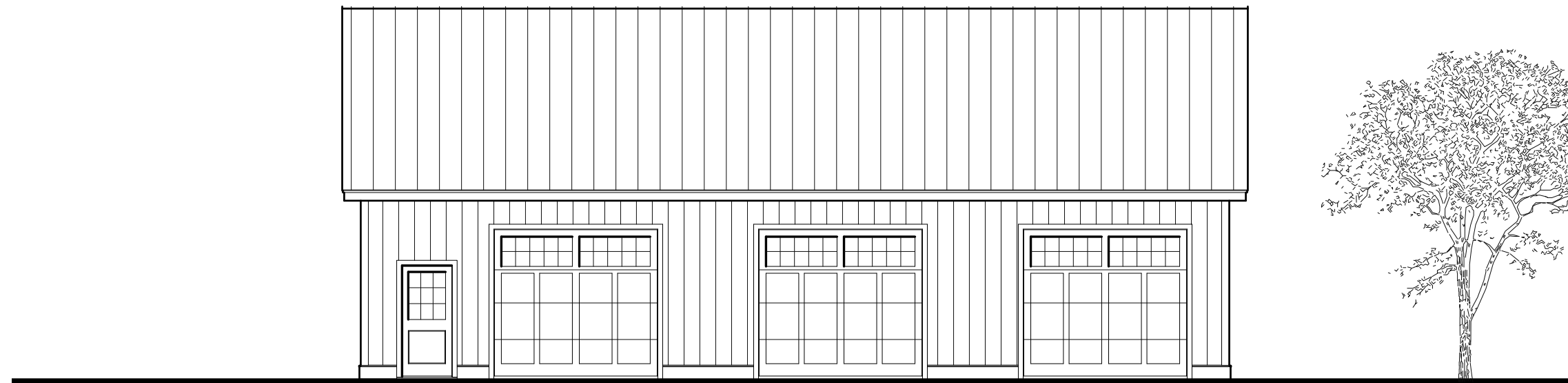
1/8" = 1'-0"



west elevation - building 2

scale:

1/8" = 1'-0"



north elevation - building 3

scale:

1/8" = 1'-0"

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

MILLBROOK TWENTY TWO LLC, LAWRENCE CREEL

Applicant Name

31 SERANDALE WAY, MILLBROOK, NY 12545

Applicant Address

LAWRENCE CREEL, 917-515-4000 LCREEL@EDGEWOOD.COM

Applicant Contact Information

AMENDED SITE PLAN APPROVAL

Approval(s) Sought

2. REAL PROPERTY INFORMATION

3416-3424 FRANKLIN AVE., MILLBROOK, NY 12545

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

1358016765-04-673293, RLD-RESIDENTIAL LOW DENSITY, 2.68 ACRES

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

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.

N/A

Name and Title of Village of Millbrook Officer or Employee

N/A

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.

N/A

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 11/13/2025

STATE OF New York, COUNTY OF New York, SS: _____

On the 13th day of NOVEMBER 2025,
before me, LAWRENCE CREGG, personally known
to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose
name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the
instrument, the individual(s), or their person upon behalf of which the individual(s) acted,
executed the instrument.

Kerry A. McKeown

Notary Public

KERRY A MCKEOWN
Notary Public, State of New York
No. 01MC6397563
Qualified in Bronx County
Commission Expires September 9, 2027

**steven hackbarth, a.i.a.
architect**

52 heritage road
clinton corners, new york, 12514
(845) 625-8512
shackbarthaia@msn.com

November 13, 2025

Village of Millbrook
Planning Board Chairman
Frank Redl
35 Merritt Avenue
Millbrook, NY 12545

Dear Chairman Redl,

Please let this letter serve as a brief narrative for the proposed project at 3424 Franklin Avenue in Millbrook, New York for Millbrook 22 LLC.

There are currently 3 buildings on the site. The existing buildings include the Creel and Gow retail and greenhouse building, an existing gambrel roofed garage building, and a small storage shed.

The project will remove a 1,099 s.f. section of the existing greenhouse on the south end of the Creel and Gow retail building. That will be replaced with an attached 1 story, sandwich shop, Piadina Fondi, addition of 1,175 s.f. (Building 1 on the site plan). The net increase to the existing retail building is 76 s.f..

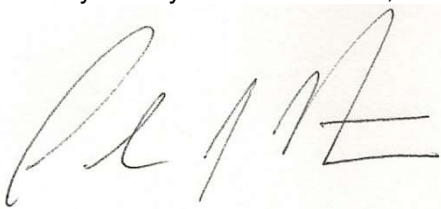
The existing, 1 1/2 story, gambrel roofed garage will remain, but all exterior finishes, roofing, doors, and windows will be replaced. The total s.f. of the existing garage to remain is 991 s.f.. The existing, 1 story, 475 s.f. storage shed will be demolished.

A new, 1,920 s.f., 1 story, garden statuary display building will be built (Building 2 on the site plan). A new, 1 story, 2,226 s.f., storage building will be built at the top of the hill on the south end of the site. The total square footage of buildings on the site will be 11,652 s.f. total. This includes the existing retail and greenhouse to remain.

All of the new exterior finishes on the buildings will be similar in material and "feel" to the finishes currently on the existing Creel and Gow retail building.

I hope this brief synopsis of the proposed project is helpful.

Thank you for your consideration,

A handwritten signature in dark ink, appearing to read 'S. Hackbarth', written over a light-colored rectangular background.

Steven J. Hackbarth, R.A.

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.

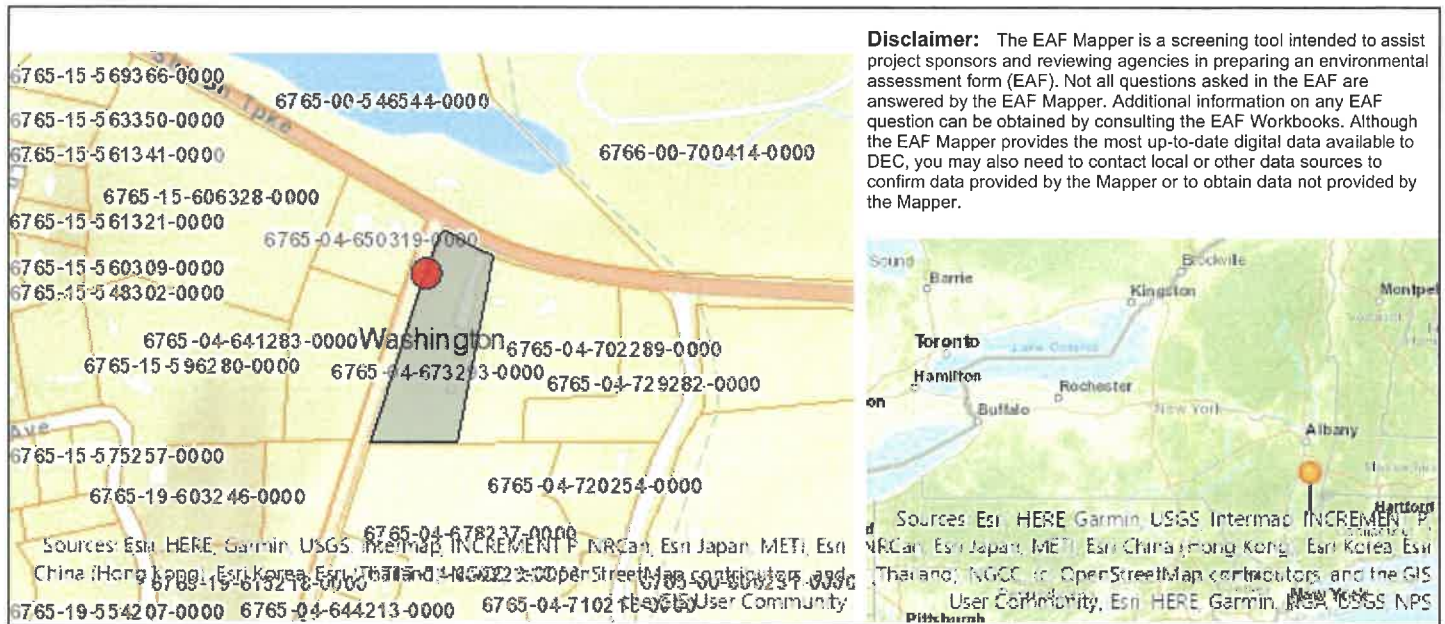
Part 1 – Project and Sponsor Information			
Name of Action or Project: MILLBROOK 22 LLC AMENDED SITE PLAN			
Project Location (describe, and attach a location map): 3424 FRANKLIN AVENUE, MILLBROOK NY			
Brief Description of Proposed Action: THE APPLICANT IS PROPOSING TO REMOVE A 1,088 S.F. GREENHOUSE AND A 475 S.F. STORAGE SHED FOR A TOTAL OF 1,563 S.F. REMOVED AND CONSTRUCT A 1,175 S.F. CREEL AND GOW BUILDING #1, A 2,226 STORAGE BUILDING, AND A 1,920 S.F. CREEL AND GOW BUILDING #2 FOR A TOTAL OF 5,301 S.F. OF NEW CONSTRUCTION. THE APPLICATION ALSO INCLUDES SOME NEW GRAVEL PARKING AND TREE SCREENING ALONG THE WEST SIDE OF THE PROPOSED STORAGE BUILDING.			
Name of Applicant or Sponsor: MILLBROOK TWENTY TWO LLC		Telephone: 917-515-4000 E-Mail: LCREEL@EDGEWOOD.COM	
Address: 31 SERANDALE WAY			
City/PO: MILLBROOK		State: NEW YORK	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.		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: BUILDING DEPARTMENT -BULDING PERMIT		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		2.68 acres	
b. Total acreage to be physically disturbed?		0.63 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.68 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
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?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
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?	NO	YES	
	☒	☐	
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?	☒	☐	
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?	NO	YES	
	☐	☒	
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: _____ _____ _____			

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?	NO ☐	YES ☒
If 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:		
STORMWATER DISCHARGE WILL BE DIRECTED TO ESTABLISHED STORM DRAINS		
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)?	NO ☒	YES ☐
If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO ☒	YES ☐
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO ☒	YES ☐
If Yes, describe:		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>MILLBROOK TWENTY TWO LLC, LAWRENCE CREEL</u> Date: <u>11/13/25</u> Signature: <u></u> Title: <u>OWNER</u>		

EAF Mapper Summary Report

Thursday, November 13, 2025 9:29 AM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

SITE PLAN / SPECIAL PERMIT USE TECHNICAL REVIEW CHECKLIST

The following are the Village of Millbrook Planning Board's guidelines used for its initial site plan and special use permit application screening review process. A conceptual review with the Planning Board may have taken place before this preliminary site plan and/or special use application is made. These guideline are included in site plan and/or special use application reviews as a checklist of items that have been developed for two primary reasons: 1) to inform the Applicant of the minimum information that the Board deems necessary to initially evaluate the site plan and/or special use proposal application, and 2) to allow for an efficient initial review of pertinent site conditions, technical requirements, development methods being proposed and other factors that will affect the overall site plan's design and the special use's potential impact on the neighboring properties. This checklist includes the minimum information required to be submitted before the Planning Board will consider the site plan and/or special use application ready for the Board's consideration. However, this checklist should not be construed to imply that no additional information will be required to qualify for the Board's review consideration, since unique features of certain properties and certain land uses require more detailed investigation and disclosure than others. For full site plan and associated report information submittal requirements, the applicant must refer to applicable regulations, specifications, and standards as detailed in the Village Zoning Code (Chapter 230), including the specific standards and provisions contained in Articles VI §230-43 and §230-44 of the zoning code.

Applicants or their professional consultants must fill out this checklist, certifying that all of the following items have been addressed in the site plan and/or special permit use application information being submitted, and attach a written explanation which provides the specific reason why a checklist item might not be applicable due to site specific or use specific circumstances. Until all checklist items are included as apart of the plan submission, with any required written specific explanation for all checklist items that have not been included, the application will not be eligible for the Board's review consideration. This checklist (and written explanation of omitted items, if necessary) must be submitted with the SITE PLAN / SPECIAL PERMIT USE APPLICATION INFORMATION FORM before it can be tentatively scheduled for review by the Planning Board.

Additionally, the Applicant must submit a written **PROJECT DESCRIPTION NARRATIVE**, which concisely describes the proposed project addressing: 1) its location, 2) a general description of existing adjacent and neighborhood uses, 3) the type and purpose of the proposed development, 4) the property's existing condition and use, 5) the zoning district in which it is located, 6) the scope of the proposed development (i.e., project acreage, number, size and use of buildings, parking facilities and expected traffic generation, hours of operation, total area of land disturbance), 7) any potential impact on the immediate area (i.e., aesthetics, drainage, natural resources, compatibility with neighboring uses, etc.), and 8) potential impacts on community services (i.e., school, traffic network, utilities, emergency services, etc.). The required narrative must be submitted with the SITE PLAN / SPECIAL USE PERMIT APPLICATION INFORMATION FORM. This required narrative should be limited to no more than one typewritten page.

NAME OF PROPOSED PROJECT: AMENDED SITE PLAN FOR MILLBROOK TWENTY TWO LLC

LOCATION OF PROPOSED PROJECT: 3416-3424 FRANKLIN AVE., MILLBROOK, NY 12545

NAME OF APPLICANT: MILLBROOK TWENTY TWO LLC, LAWRENCE CREEL

1. LAND USE INFORMATION:

	Yes	No	Does Not Apply
Frontage access to public highway provided?	☒	☐	☐
Variance(s) required and/or granted? (Circle either "required" or "granted")	☐	☐	☒
Previous site plan / special permit use approvals granted (copy provided)?	☒	☐	☐
County Planning Board referral required?	☒	☐	☐
Village Street, County or State Highway access approval required?	☐	☒	☐
Village Street, Private Road, Public Water or Sewer proposed?	☒	☐	☐
County Health Dept. Approval required? N/A			
NYSDEC Wastewater SPDES discharge permit required?	☐	☒	☐
NYSDEC Stormwater discharge permit required?	☐	☒	☐
Property located within the Village's mapped aquifer area?	☐	☒	☐
Wetland (State or Federal) disturbance permit or stream disturbance permit(s) or Water Quality Certification required?	☐	☒	☐
If Yes, list _____			

2. ENVIRONMENTAL INFORMATION:

SEQRA classification: Type II: ☒ Unlisted: ☐ Type I: ☐ Exempt or excluded: ☐
Environmental Assessment Form submitted Short EAF: ☒ Full EAF: ☐ Not Applicable: ☐

3. SKETCH PLAN CHECKLIST INFORMATION:

(Sheet size shall be 22" by 34", 30" by 42" or 36" by 48", folded to 8 1/2" x 11"). All information to be shown at a scale not less than 1" = 50', or larger. When the plan consists of multiple sheets with match lines, a 1" = 200' overall plan must also be submitted. Plans shall include the following:

Plan Content Checklist

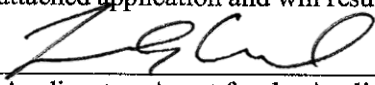
	<u>Yes</u>	<u>No</u>
a. Title block with names of project and map preparer; location of site; date of map; and submission record with revision dates	☒	☐
b. The name and address of the owner or owners of the land	☒	☐
c. The name and address of the applicant, if other than the owner	☒	☐
d. A vicinity map at a scale of not less than 1" = 2000' and an area (tax) map showing the tax parcels within 500' of the site	☐	☒
e. North arrow and graphic map scale	☒	☐
f. Existing zoning district, with district boundaries on or within 500' of the site	☐	☒
g. Names of all adjoining property owners, including those across streets, roadways, right of ways and easements	☐	☒
h. Boundary survey information of property, road names, easements and right of ways, with map and deed references	☒	☐
i. The location of streams, waterbodies, and wetlands, with the regulated buffer areas depicted on the plan; the location of floodplains	☐	N/A ☐
j. The location of all existing buildings, structures, sidewalks and other man-made and natural features on the property, including fences, hedges, retaining walls and stone walls (with setback dimensions for existing structures)	☒	☐
k. The location of all utilities (water, sewer, electric, telephone and gas) on or nearby to the property	☐	☒
l. The location of all culverts and drainage facilities on or nearby the property, with pipe sizes, materials and grades	☐	☒
m. Topographic information at a minimum of 5' contour interval, using USGS NGVD 1929 vertical datum and extending onto adjacent property as necessary to indicate natural drainage patterns, limits of slopes in excess of 10%, etc.	☐	☒
n. The location of existing water supply wells, if present	☐	N/A ☐
o. The location of existing wastewater disposal facilities, if present	☐	☒
p. The location of existing tree lines and individual trees 8" dbh and greater	☒	☐
q. The location of existing landscaping areas	☒	☐
r. Approximate limits of clearing and grading	☒	☐
s. Bulk Standards Schedule, indicating zoning district dimensional standards compliance, listed as both "required" and "provided"	☒	☐
t. The proposed location, use and floor area of each proposed building	☒	☐
u. Schematic rendering of building elevation, including general architectural style, dimensions, construction materials, color, etc.	☒	☐
v. Location of proposed roadways, driveways, parking and loading areas	☒	☐
w. Sight distance dimensions at intersections with existing streets and roadways, location of proposed highway improvements	☐	☒

Plan Content Checklist (continued)

	<u>Yes</u>	<u>No</u>
x. Proposed utilities (water, sewer, electric, telephone, etc.) and schematic drainage analysis with the approximate size and location of proposed stormwater management facilities, location of proposed utility and drainage easements	☐	☒
y. Location of proposed open spaces and recreation areas, location of buffer areas and screening devices	☒	☐
z. Location of proposed pedestrian trails and sidewalks	☒ N/A	☐
aa. Location of proposed outdoor storage and refuse handling provisions	☐ N/A	☐
bb. Location and detail of all proposed site signage (including size, color, illumination, etc.)	☐ N/A	☐
cc. Location and detail of all proposed site signage (including size, color, illumination, etc.)	☐ N/A	☐
dd. Proposed landscaping, including species type, size and spacing	☒	☐
ee. Proposed grading, indicating a minimum 2 feet contour intervals	☐	☒
ff. Stamp and signature of licensed engineer or architect	☒	☐
gg. Any other information that is clearly necessary to determine compliance with the provisions of this law	☒	☐

****** APPLICANT'S SUBMITTAL INFORMATION COMPLETENESS CERTIFICATION ******

I hereby certify that I have carefully reviewed the above listed Village's requirements for subdivision review applications, including each of the above checklist items listed above, have accurately addressed these requirements and certify to the best of my knowledge and belief that all submittal requirements are included in this plan and application submission. I further understand that any required submittal item that is determined by the Village Planning Board to not be adequately addressed will delay the processing of the attached application and will result in additional review expense.

By: 
Applicant or Agent for the Applicant

Date: 11/13/2025

****** FOR PLANNING BOARD USE ONLY ******

Date TECHNICAL REVIEW CHECKLIST, EAF, LETTER OF AGENT and
PROJECT DESCRIPTION NARRATIVE Submitted: _____

Date CHECKLIST Checked: _____ Checked By: _____

<u>Subdivision Application Submittal Review Completion Status</u>	<u>Yes</u>	<u>No</u>	<u>Date Accepted</u>
1. LETTER OF AGENT, if required, attached	☐	☐	_____
2. Copy of SUBDIVISION APPLICATION INFORMATION Form	☐	☐	_____
3. PROJECT DESCRIPTION NARRATIVE	☐	☐	_____
4. Environmental Assessment Form	☐	☐	_____
5. TECHNICAL REVIEW CHECKLIST complete	☐	☐	_____
6. Application review fee and initial consultant review escrow fee paid	☐	☐	_____

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 MILLBROOK TWENTY TWO LLC, LAWRENCE CREEL 31 SERANDALE WAY, MILLBROOK, NY 12545

Applicant's Name and Address MILLBROOK TWENTY TWO LLC, LAWRENCE CREEL

31 SERANDALE WAY, MILLBROOK, NY 12545

Applicant's Telephone Number (917) - 515 - 4000 ; Fax: () - -

Professional Consultant's Name and Address DAY STOKOSA ENGINEERING, MARK DAY

3 VAN WYCK LANE, WAPPINGERS FALLS, NY 12590

e-mail address MDAY@DAYSTOKOSAENG.COM

Professional Consultant's Telephone Number (845) - 223 - 3202 ; Fax: () - -

Property Information

Property Location 3416-3424 FRANKLIN AVE., MILLBROOK, NY 12545

Tax Map Identification No. 1358016765-04-673293

Zoning District RLD-RESIDENTIAL LOW DENSITY

Total Property Area 2.68 acres

Property Frontage Length 761.45 feet

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

COMMERCIAL DEVELOPMENT

Any easements or restrictions on the land? (If yes, describe) N/A

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) TOWN OF WASHINGTON, ROUTE 44

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 11,301 S.F. **Parking spaces provided** 20

Number of employees 3 **Total land area disturbance due to development** 0.63 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) N/A

Environmental Setting Information

Site is affected by (check all that apply): N/A

☐ 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: 
Applicant's Signature

Date: 11/13/2025