

February 9, 2026

Frank Redl and Members of the Planning Board
Village of Millbrook Planning Board
35 Merritt Avenue
Millbrook, New York 12545

Re: 3265 Franklin Ave. LLC -4 Merritt Ave. Proposed Site Plan Phase II- Project Narrative

Dear Mr. Redl,

The project consists of Phase II of the Amended Site for 3265 Franklin Ave. LLC and 4 Merritt Ave which includes the demolition of a single-family house and replacement with a newly constructed 2-family residence, in the Village of Millbrook, Dutchess County, New York. The lot is designated for tax purposes as Village of Millbrook Parcel Grid Identification # 135801-6765-18-399110. The project site consists of 0.66 acres in the GB – General Business zone of the Village of Millbrook, Dutchess County, New York. The Owner and Applicant is 3265 Franklin Ave. LLC, 2515 South Road, Suite 5, Poughkeepsie, NY 12601.

The existing site contains the Reardon Briggs Hardware store with six dwelling units on the second floor, an existing 1-story 2,161 S.F. warehouse (which shall remain), a 2-story 1,600 S.F. footprint building which housed a former restaurant on the second level and storage on the first level, and a 2-story 630 S.F. footprint single family residence, (which will be removed).

The applicant wishes to:

- Remove an existing 630 S.F. footprint, 2-story single family residential structure, fronting Merritt Avenue.
- Construct a 2-story 1,347 S.F. footprint 2-family residence to include two (2) 2-bedroom dwelling units, to be located fronting Merritt Avenue (replacing the single-family residence).
- Renovate the former restaurant space in the 1,600 S.F. building to allow for commercial uses allowed within the zoning district. The floor below the former restaurant of this building will remain as storage space.

The site placement and architectural design of the new 2-family residence facing Merritt Avenue is consistent with the architectural styles of historic value existing in the Village and is compatible with the size, scale, material and character of the property and the neighborhood.

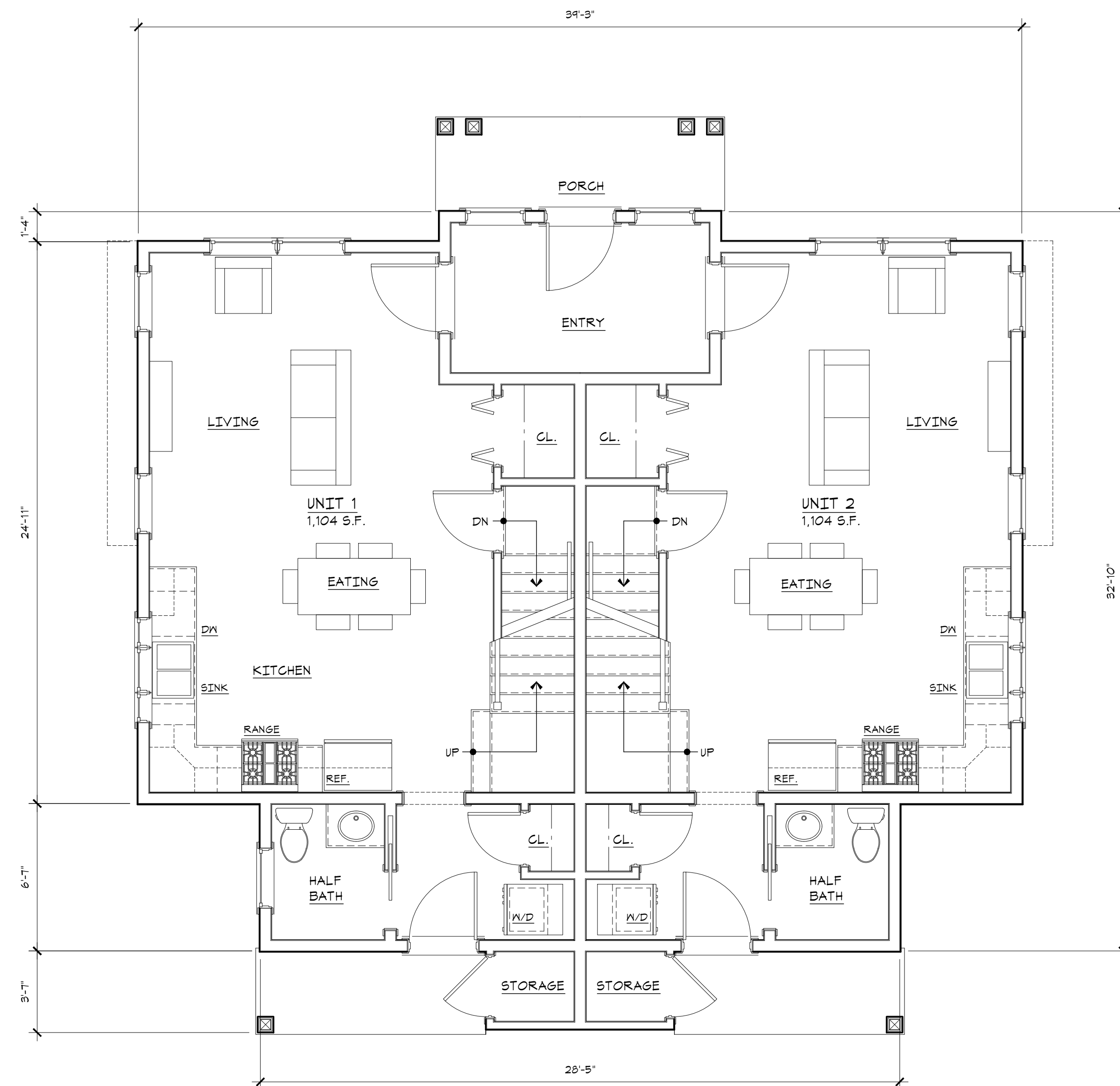
The proposed improvements are permitted in the General Business zone of the Village of Millbrook.

Should you have any questions, please do not hesitate to call me.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Anita Odell", written in a cursive style.

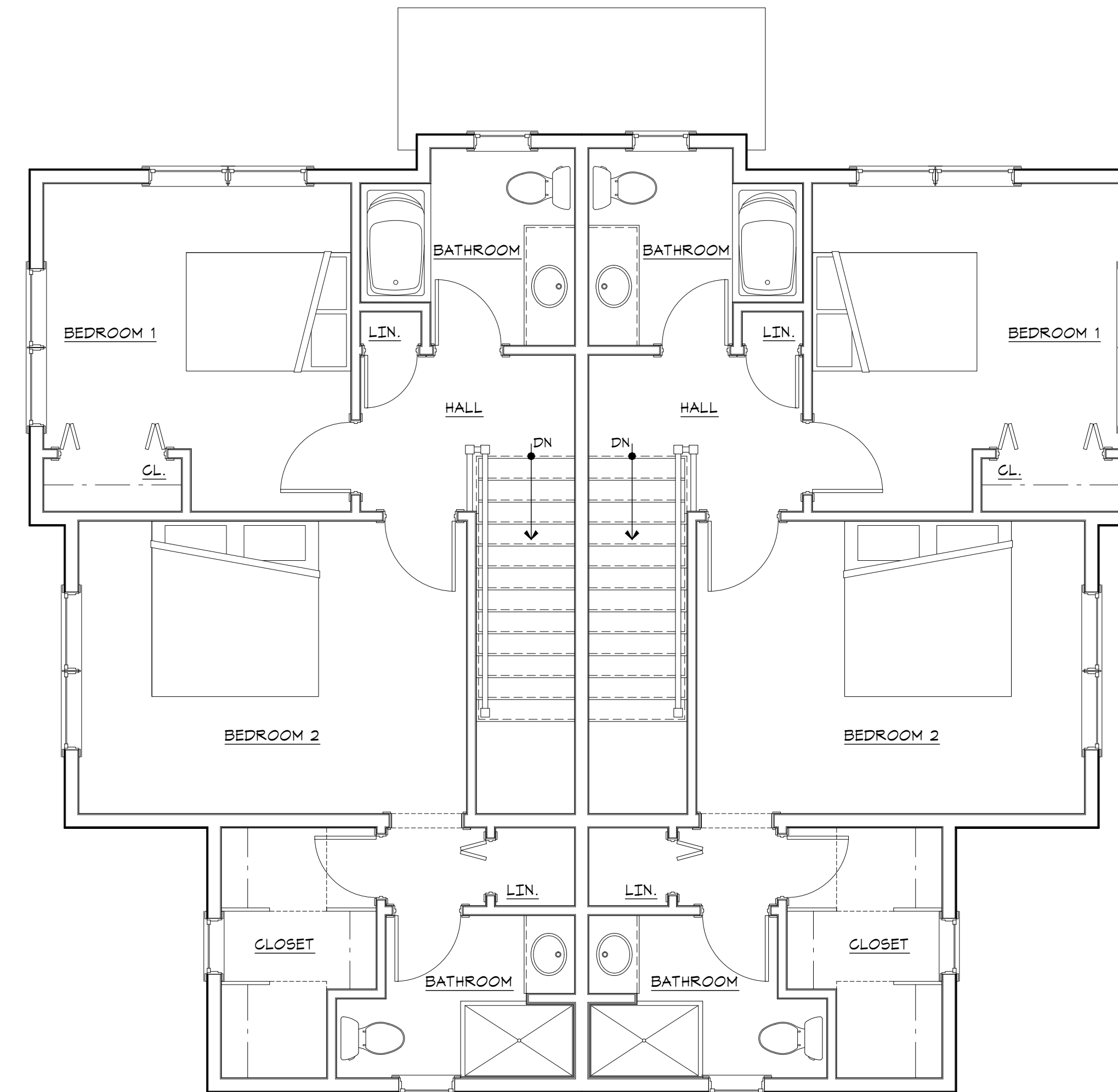
Anita Odell



proposed first floor plan

scale:

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



proposed second floor plan

scale:

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



proposed two family residence:
4 MERRITT AVENUE
 3265 FRANKLIN AVENUE L.L.C.
 MILLBROOK, NEW YORK

STEVEN
 HACKBARTH
 r.a., a.i.a.

CLINTON CORNERS,
 NEW YORK 12514
 (845) 625-8512

DATE:
 AUGUST 30, 2024

PROJECT: 23-008
 3261 FRANKLIN AVE.

SHEET NO.:

AI

OF 2



proposed north elevation

scale:

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



proposed west elevation

scale:

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



proposed south elevation

scale:

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



proposed east elevation

scale:

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



proposed two family residence at:
4 MERRIT AVENUE
3265 FRANKLIN AVENUE L.L.C.
MILLBROOK, NEW YORK

STEVEN
HACKBARTH
r.a., a.i.a.

CLINTON CORNERS,
NEW YORK 12514
(845) 625-8512

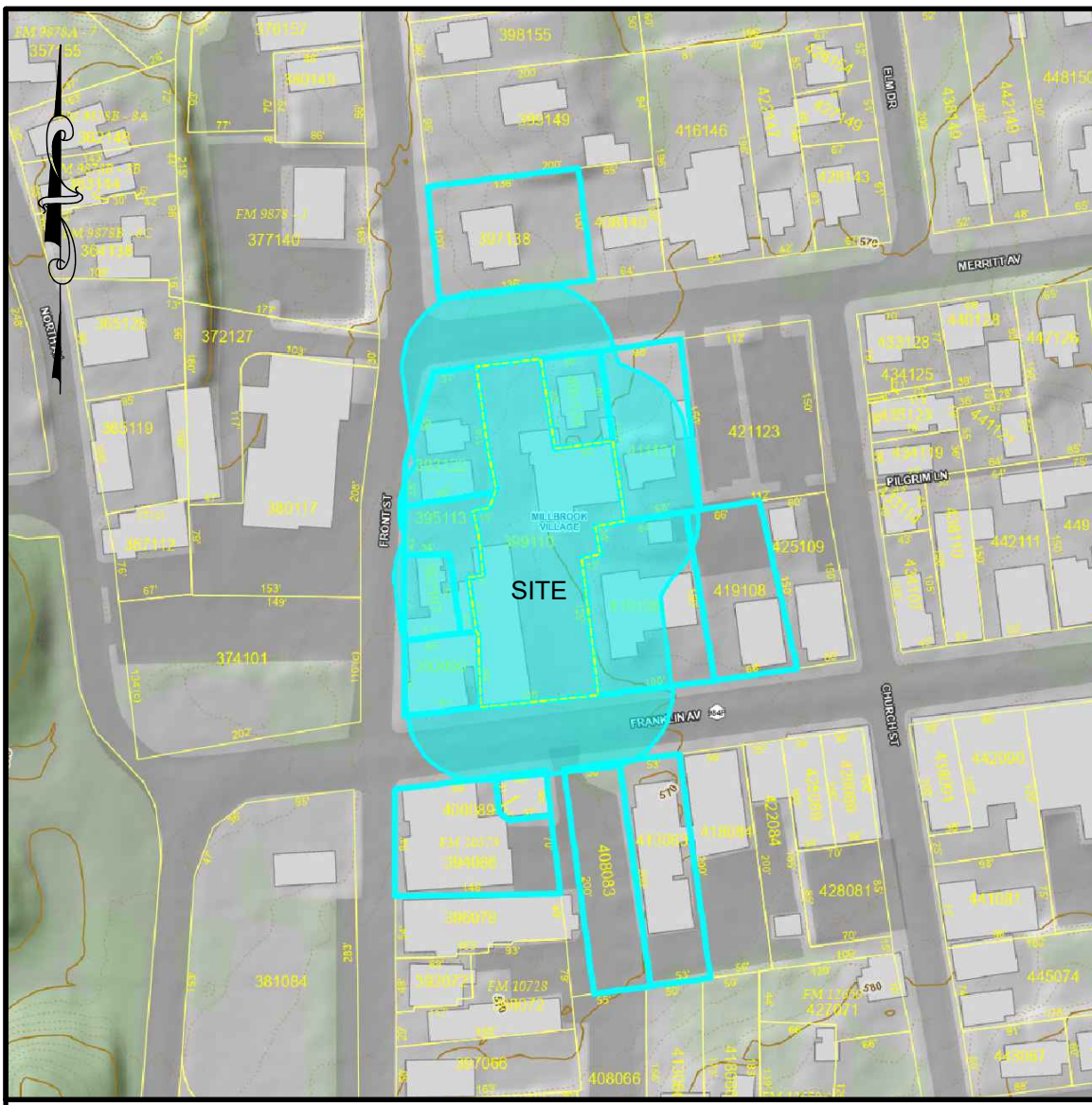
DATE:
AUGUST 30, 2024

PROJECT: 23-008
3261 FRANKLIN AVE.

SHEET NO.:

A2

OF 2



ADJOINING PROPERTY MAP

SCALE: 1" = 250'

ADJOINING PROPERTY OWNERS PER DC GIS

52 FRONT ST LLC
359 SHUNPIKE
MILLBROOK, NY 12545
FOR PROPERTY: 135801006765001839138

BANK OF MILLBROOK
PO BOX AF
MILLBROOK, NY 12545
FOR PROPERTY: 135801006765001839122

BANK OF MILLBROOK
PO BOX AF
MILLBROOK, NY 12545
FOR PROPERTY: 135801006765001839107

BANK OF MILLBROOK
PO BOX AF
MILLBROOK, NY 12545
FOR PROPERTY: 1358010067650018393099

BANK OF MILLBROOK
PO BOX AF
MILLBROOK, NY 12545
FOR PROPERTY: 135801006765001839513

TONI ANN CINA
PO BOX 50
MILLBROOK, NY 12545
FOR PROPERTY: 1358010067650018419108

JEANENE KASCSAK, TRUSTEE
PO BOX 1289
MILLBROOK, NY 12545
FOR PROPERTY: 1358010067650018405124

MILLBROOK DINER INC
PO BOX 754
MILLBROOK, NY 12545
FOR PROPERTY: 1358010067650018400089

MILLBROOK TRIBUTE GDN
PO BOX AC
MILLBROOK, NY 12545
FOR PROPERTY: 1358010067650018408083

3265 FRANKLIN AVENUE LLC
2515 SOUTH RD. STE 5
POUGHKEEPSIE, NY 12601
FOR PROPERTY: 1358010067650018399110

ROBERT MICHAEL ENTERPRISES INC
PO BOX 579
PLEASANT VALLEY, NY 12559
FOR PROPERTY: 1358010067650018413083

STEFANOPOULOS CAPITAL LLC
4657 ROUTE 92
AMENIA, NY 12501
FOR PROPERTY: 1358010067650018394086

TONI JO SUTHERLAND
PO BOX 222
MILLBROOK, NY 12545
FOR PROPERTY: 1358010067650018411121

WHALEN PROPERTIES LLC
PO BOX AC
MILLBROOK, NY 12545
FOR PROPERTY: 1358010067650018410106

1. IT IS THE INTENT OF THE APPLICANT-OWNER AS PART OF PHASE II, TO COMPLETE THE FOLLOWING: THE EXISTING VACANT STRUCTURE ALONG MERRITT AVENUE WILL BE REMOVED AND REPLACED WITH A NEW 2 STORY 2-FAMILY RESIDENCE REPOSITIONED CLOSER TOWARD MERRITT AVE. WATERSEWER AND UTILITY SERVICE LINES WILL BE EXTENDED ACCORDINGLY AS SHOWN ON THIS SITE PLAN.
2. THE BOUNDARY AND TOPO INFORMATION AS TAKEN FROM A SURVEY PREPARED BY BRIAN HOUSTON, L.S.
3. ALL STEPS SHALL MEET NYS BUILDING CODE REQUIREMENTS AS STATED ON HOUSE DESIGN PLANS.
4. PROVIDE VERTICAL "Y" CLEANOUTS ON ALL ROOF LEADER DOWNSPOUTS AS PER THE CURRENT PLUMBING CODE OF NYS.
5. FOOTING AND ROOF DRAINS SHALL BE CONVEYED VIA SEPARATE PIPES. PROVIDE RODENT SCREEN AT EACH OUTLET PIPE.
6. THE PROPOSED NEW 2-FAMILY RESIDENCE LOCATION SHALL MEET THE MINIMUM REQUIREMENTS AS SET FORTH BY THE VILLAGE ZONING ORDINANCE. THE VILLAGE ZONING AND BUILDING DEPARTMENTS SHALL BE CONSULTED TO INSURE CONFORMITY WITH ALL APPLICABLE ZONING REQUIREMENTS PRIOR TO CONSTRUCTION.
7. THE NEW 2-FAMILY RESIDENCE SHALL BE CONSTRUCTED IN SUCH A MANNER TO PROMOTE GROUNDWATER AND STORMWATER AWAY FROM THE FOUNDATION.
8. THE PARKING LOT SHALL BE SEAL COATED AND RE-STRIPPED AS SHOWN.

Owner/Applicant

3265 FRANKLIN AVE. LLC
2515 SOUTH RD., STE 5
POUGHKEEPSIE, NY 12601

EXISTING CONDITIONS PLAN

SCALE: 1" = 20'

BULK REGULATION TABLE	MIN. REQ.	MIN. PROVIDED	
		EXISTING	PROPOSED BLDG-B
DISTRICT	GB		
MIN. AREA	4,000 SF	0.66 AC	0.66 AC
MIN. WIDTH	40'	58.35'	58.35'
DEPTH	100'	298.2'	298.2'
MIN. FRONT YARD**	10'	4.1"/1.8"	13.8'
MIN. SIDE YARD	N/A	0.00'	4.8'
MIN. REAR YARD	15'	N/A**	N/A**
MAX. BUILDING COV. (% LOT AREA)	85%	33.3%	36.3%
MAX. HEIGHT	2.5 STORIES OR 35'	<35'	<35'
MULTI-FAMILY DENSITY	12 UNITS 24 BDRMS PER ACRE	3 UNITS 4 BDRMS	4 BDRMS****
MIN. DISTANCE BETWEEN FRONT OR REAR OF MULTIFAMILY BUILDINGS	40'	N/A	N/A
MIN. DISTANCE FROM SIDE OF MULTIFAMILY BLDG TO SIDE, FRONT OR REAR OF OTHER BLDG.	30'	N/A	N/A

*PRE-EXISTING, NON-CONFORMING, ** DOUBLE FRONTAGE LOT, *** VARIANCE REQUIRED, **** BLDG A - 6 UNITS / 7 BDRM, BLDG B - 2 UNITS / 4 BDRM

RECOMMENDED FOR APPROVAL

DC EHSD APPROVED

DATE:

PROJECT:

SUPERVISING PUBLIC HEALTH ENGINEER

SURVEYORS' CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL SURVEY PREPARED BY ME IN MARCH 2024 TOPOGRAPHICAL INFORMATION AS PER NGVD 1929 DATUM.

Signature
BRAIN HOUSTON, LS

Date

OWNER CONSENT

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON

OWNER

DATE

VILLAGE OF MILLBROOK PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF MILLBROOK, NEW YORK ON THE _____ DAY OF _____, 2028 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL. VILLAGE OF MILLBROOK PLANNING BOARD.

SIGNED THIS _____ DAY OF _____, 2026

VILLAGE OF MILLBROOK PLANNING BOARD CHAIR



LOCATION MAP

SCALE: 1" = 250'

SUBJECT PROPERTY RECORD OWNER:

3265 FRANKLIN AVE LLC
2515 SOUTH ROAD, STE 5
POUGHKEEPSIE, NY 12601
135801-6765-18-399110
0.66 AC.
GB

TAX GRID ID:

AREA:
ZONE CLASSIFICATION:

CURRENT USE:

MIXED USE, HARDWARE STORE, RETAIL, WAREHOUSE
21 SPACES INCLUDING 2 HANDICAPPED

EXISTING PARKING:

PROPOSED USE:

MIXED USE, HARDWARE STORE, RETAIL/COMMERCIAL, WAREHOUSE, RESIDENTIAL
BUILDING - A
2ND FL. CONVERSION - OFFICE STORAGE TO RESIDENTIAL 6 APARTMENTS - 7 TOTAL BEDROOMS

PROPOSED PARKING:

BUILDING - B
(1) 2-FAMILY RESIDENCE - 4 TOTAL BEDROOMS
30 SPACES INCLUDING 2 HANDICAPPED

TOPOGRAPHIC DATUM
WATER SUPPLY:
SEWAGE DISPOSAL:
SCHOOL DISTRICT:
TOTAL SITE DISTURBANCE:
WETLAND:
WATER COURSE:
STEEP SLOPES:

NGVD 1929
CENTRAL WATER
CENTRAL SEWER
MILLBROOK CENTRAL SCHOOL DISTRICT
<1.0 AC
NO STATE, FEDERAL, OR VILLAGE WETLANDS ONSITE
NO WATERCOURSES LOCATED ONSITE
NO STEEP SLOPES LOCATED ONSITE

PARKING REQUIRED:

RETAIL = 1 PER 200 S.F. + 1 PER EMPLOYEE - 6,900 S.F. AND 7 EMP. = 42 SPACES
WAREHOUSE = 1 PER 2,000 S.F. + 1 PER EMP.* (4 MINIMUM) = 2,160 S.F. = 4 SPACES
MULTIFAMILY = 2 PER DWELLING UNIT = 8 UNITS = 16 SPACES
*EMPLOYEES THAT USE THE WAREHOUSES ARE EMPLOYEES FROM THE HARDWARE STORE.

TOTAL REQUIRED PARKING SPACES = 62**
**WAIVER REQUESTED

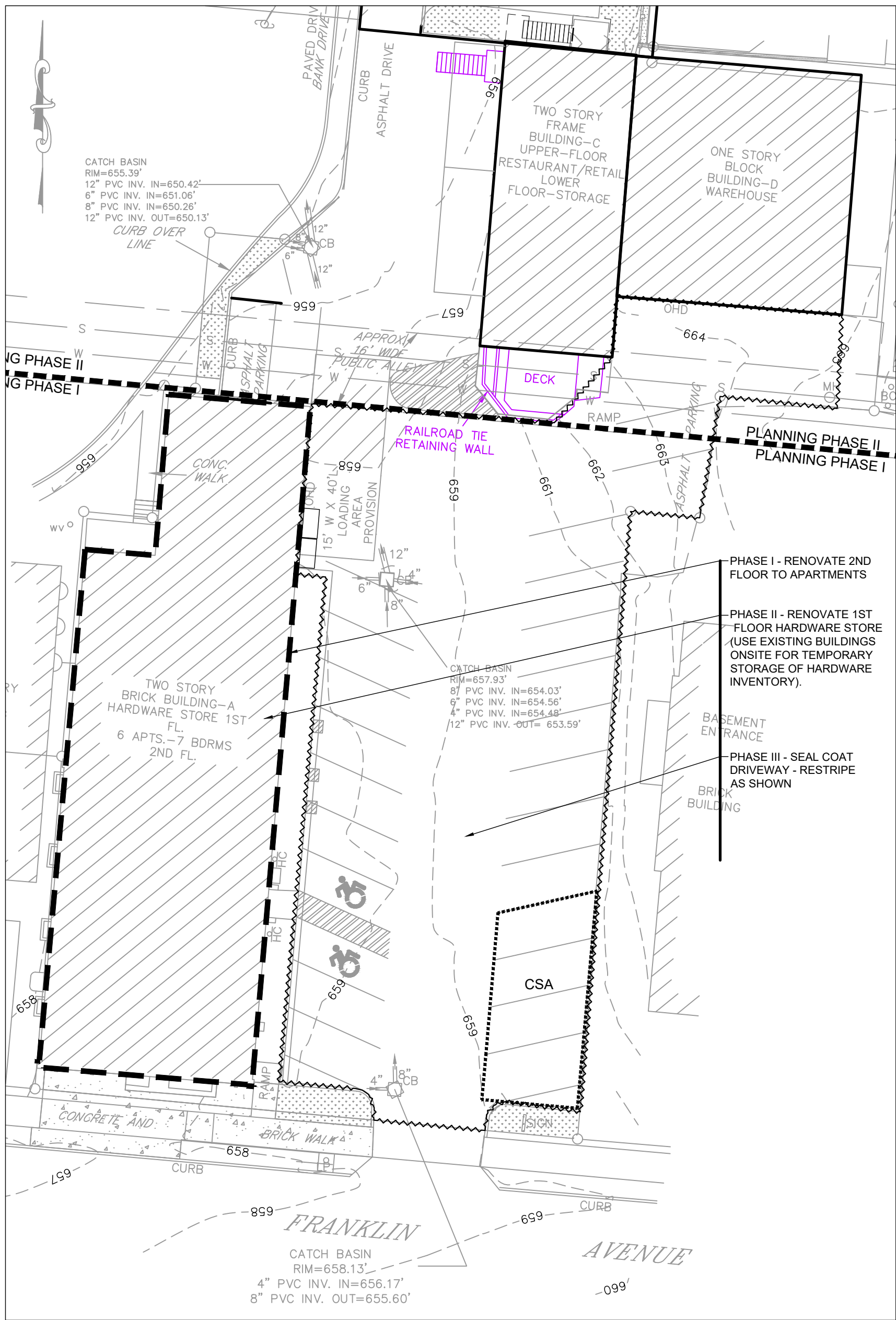
IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

MARK A. DAY, PE	
Revisions	
Project No.	2024.138
License No.	069646

DAY STOKOSA
ENGINEERING P.C.

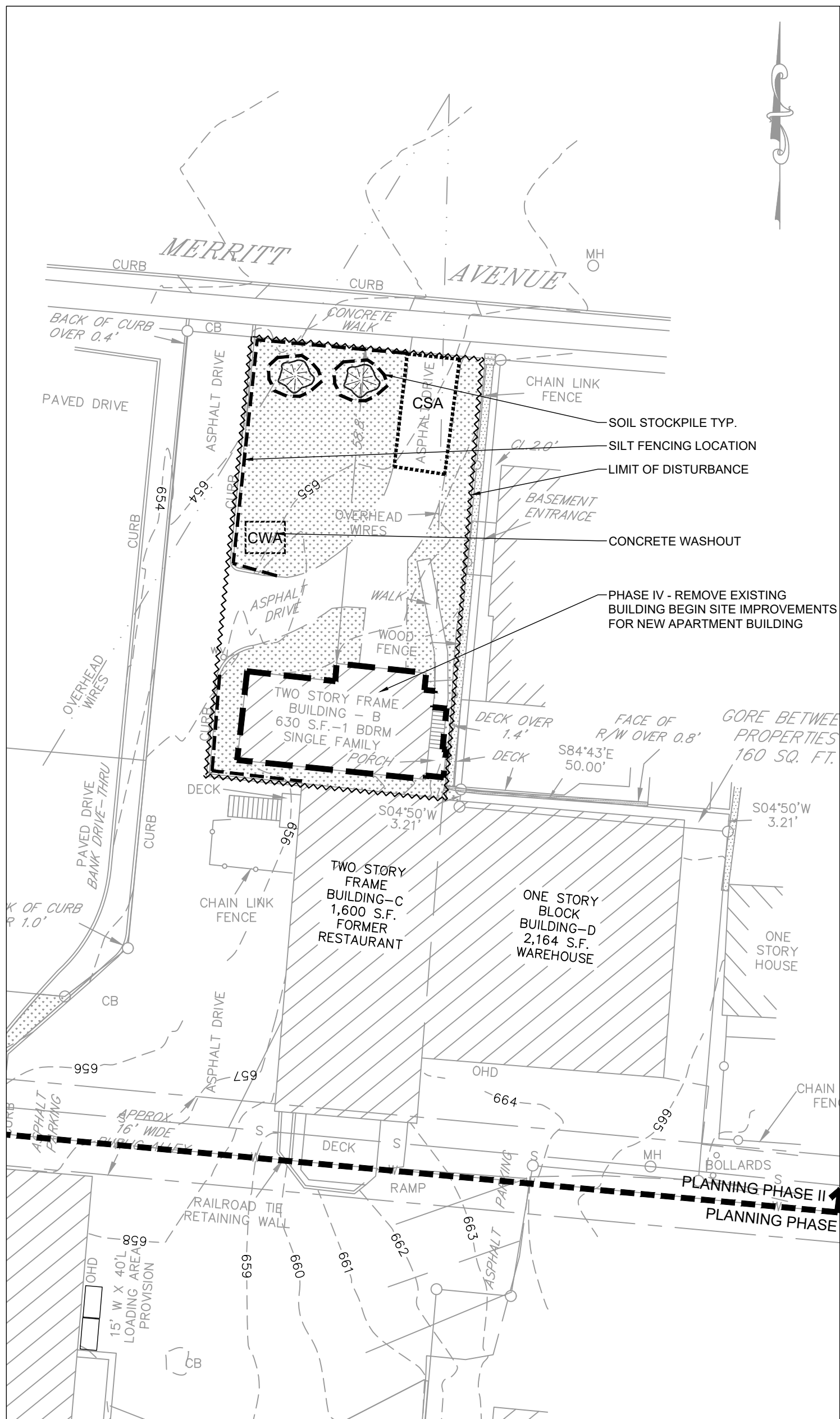
3 Van Wyck
Wappingers Falls, New York
(845)-223-3202

PROJECT	
PHASE II PROPOSED APARTMENTS AT 4 MERRITT AVE	
Village of Millbrook	Dutchess County, New York
DRAWING	
Overall Site Plan	
SCALE	DRAWN BY
AS NOTED	MAD
DATE	CHECKED BY
2-9-26	MAD
DRAWING No.	
1	
1 of 5	



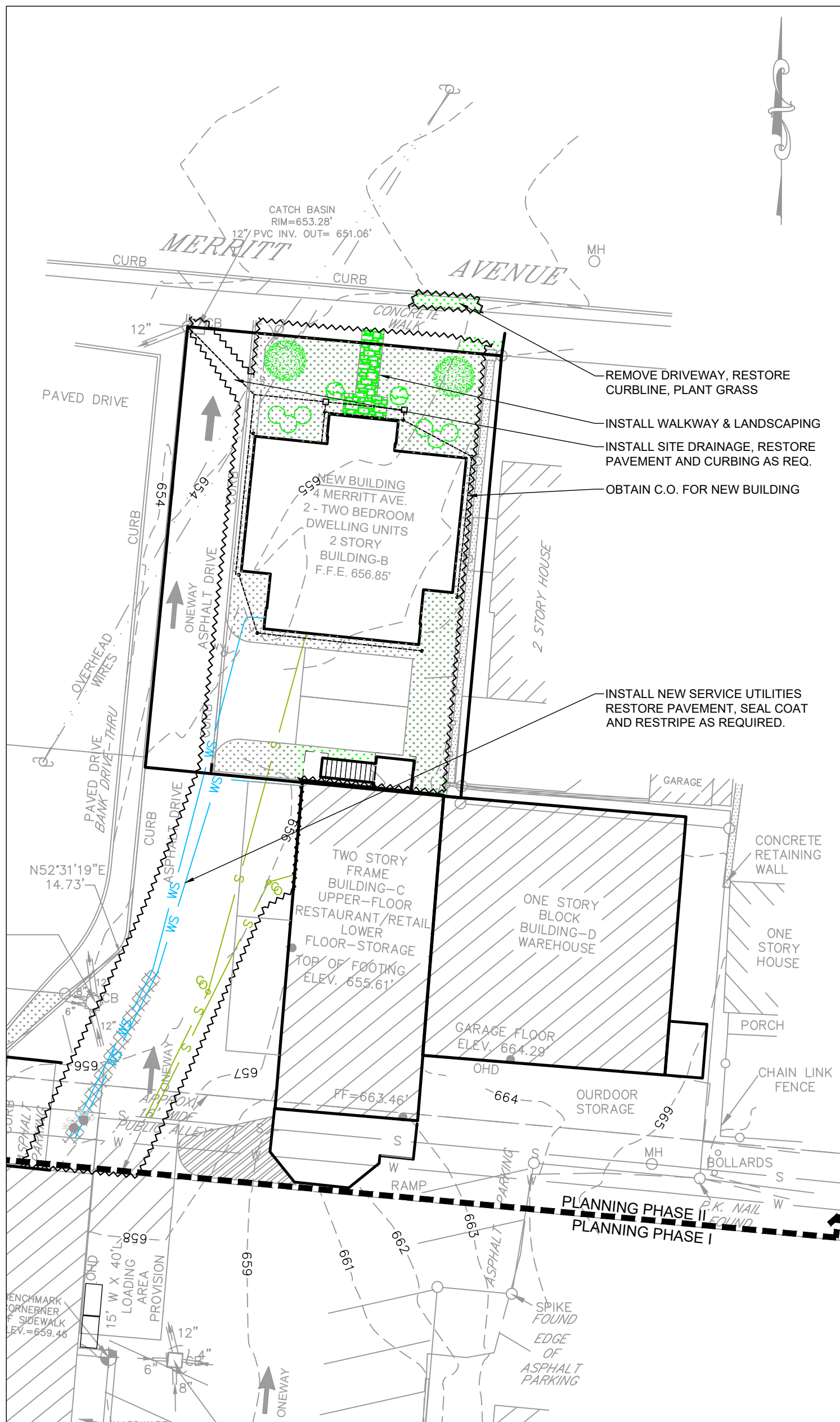
CONSTRUCTION - PHASE I - III

SCALE: 1" = 20'



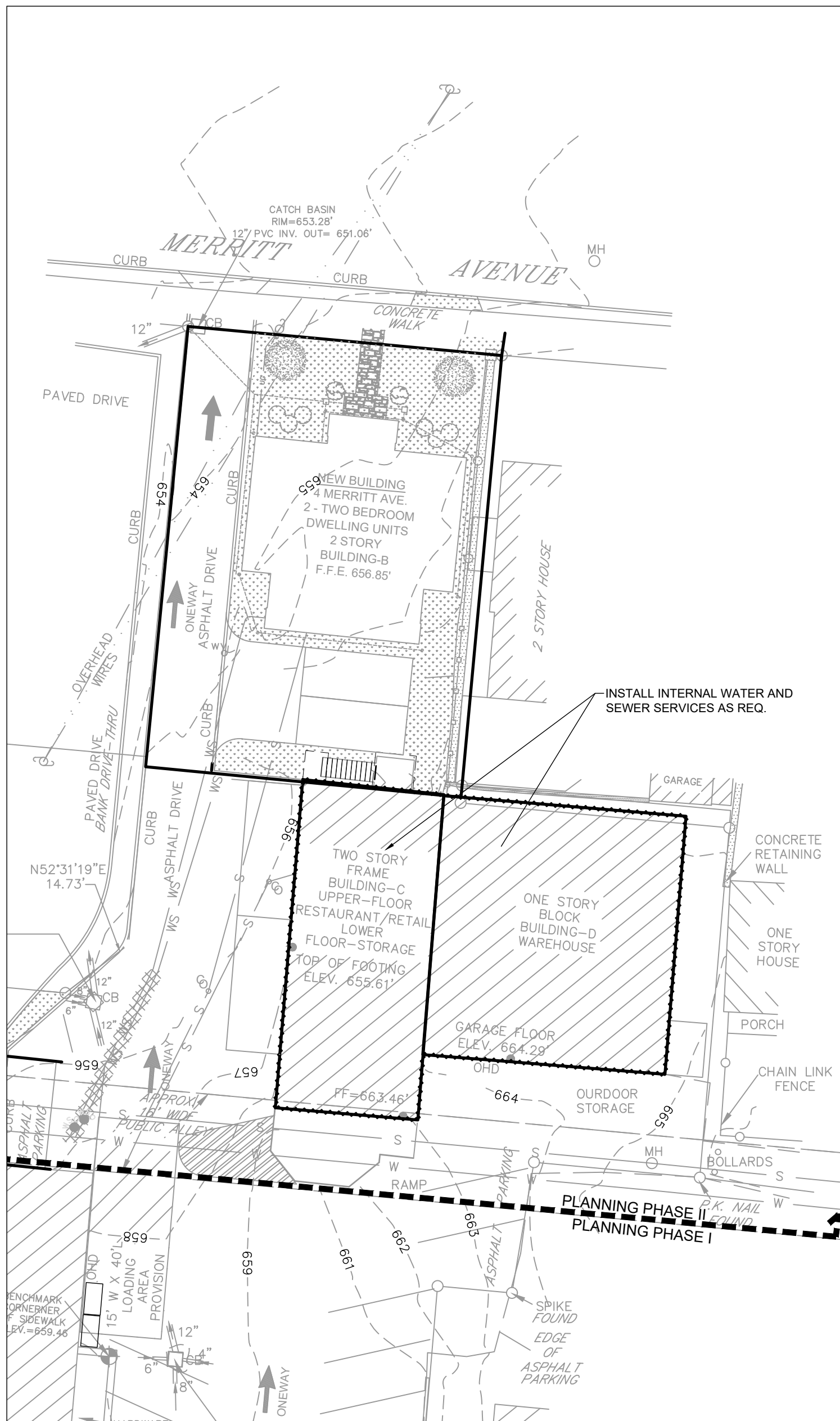
CONSTRUCTION - PHASE IVa

SCALE: 1" = 20'



CONSTRUCTION - PHASE IVb

SCALE: 1" = 20'



CONSTRUCTION - PHASE V

SCALE: 1" = 20'

SEDIMENT & EROSION PLAN LEGEND

	CWA	CONCRETE WASHOUT AREA		TEMPORARY SILT SOCK
	CSA	CONSTRUCTION STAGING AREA		PROPOSED SILT FENCING
		DISTURBANCE LIMITS		TEMPORARY SOIL STOCKPILE
				WITH SILT FENCING EROSION CONTROL

LANDSCAPING SCHEDULE

SYMBOL	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
	2	Annual Planting Island		height varies	Nursery Grown, Plant in Spring of Year
	2	Lavender	Lavandula Lamiaceae	8"-12" height	Nursery Grown, Plant in Spring of Year
	2	Shamrock Holy	Ilex Glabra (Shamrock)	18"-24" height	Nursery Grown, Plant in Spring of Year

OWNER CONSENT

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON

OWNER _____

DATE _____

VILLAGE OF MILLBROOK PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF MILLBROOK, NEW YORK ON THE DAY OF 2028 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL. VILLAGE OF MILLBROOK PLANNING BOARD

SIGNED THIS _____ DAY OF _____, 2026

VILLAGE OF MILLBROOK PLANNING BOARD CHAIR

MARK A. DAY, PE



DAY STOKOSA
ENGINEERING P.C.

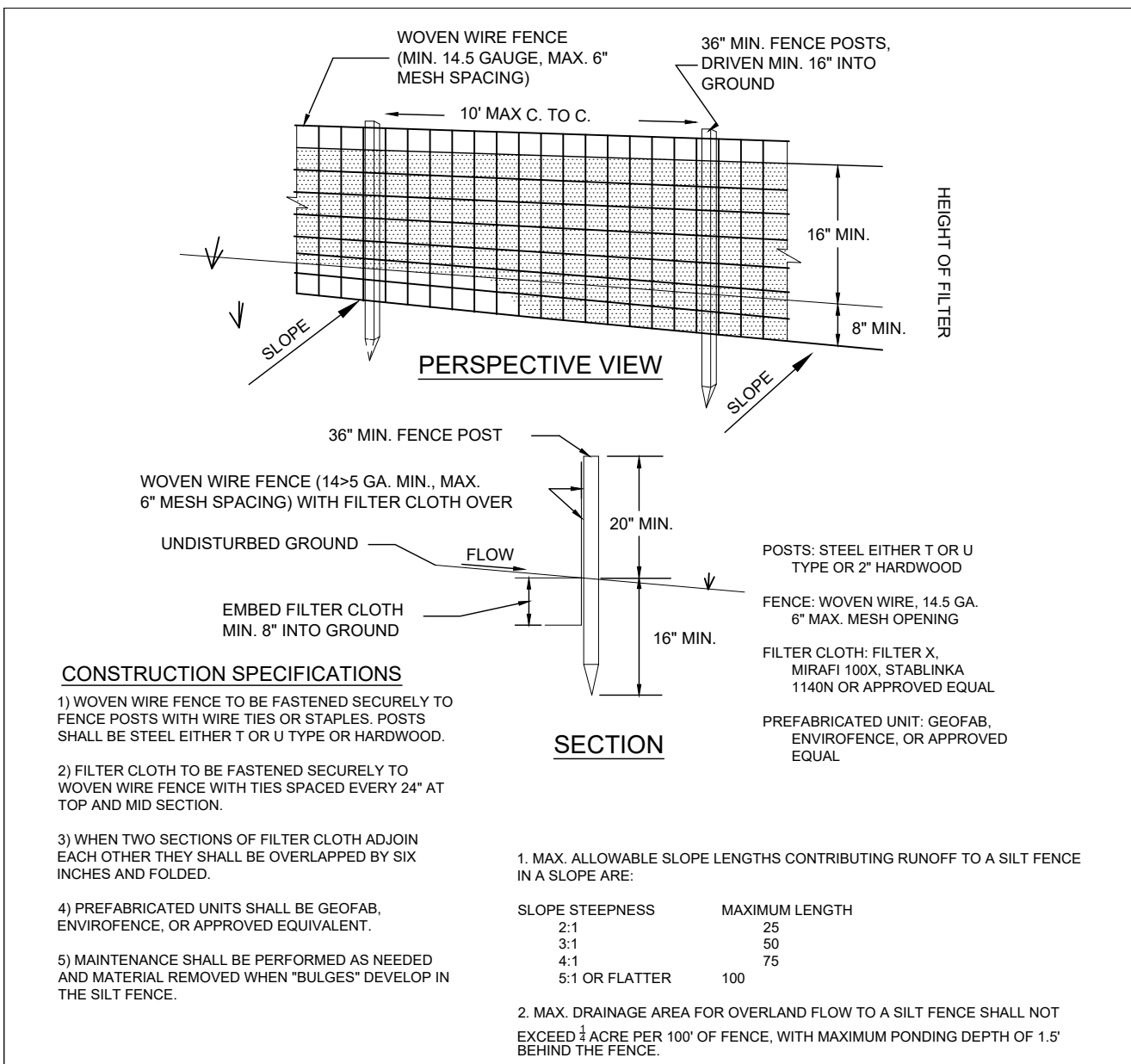
3 Van Wyck
Wappingers Falls, New York
(845)-223-3202

PROJECT
PHASE II PROPOSED APARTMENTS AT
4 MERRITT AVE

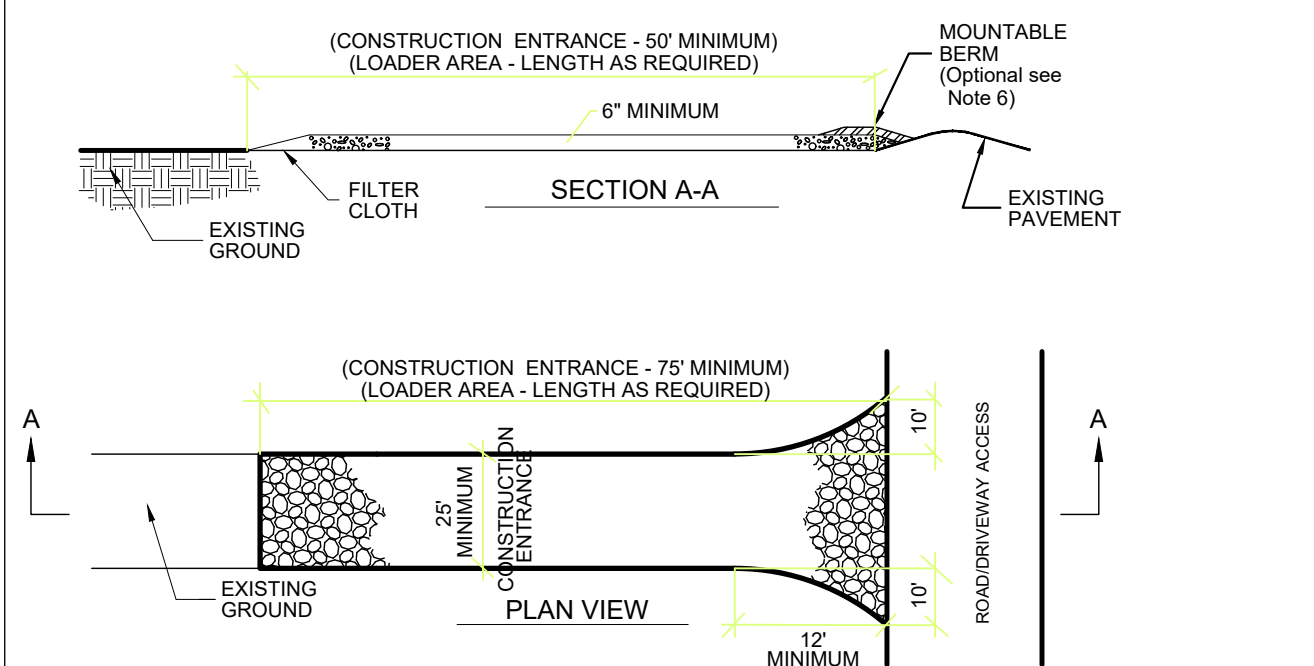
Village of Millbrook Dutchess County, New York

Erosion and Sediment Control
Plan

SCALE AS NOTED	DRAWN BY MAD	DRAWINGS No. 4
DATE 2-9-26	CHECKED BY MAD	4 of 5



SILT FENCING DETAIL NOT TO SCALE



NOTES:

1. STONE SIZE - USE 2" min. STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.

2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.

3. THICKNESS - NOT LESS THAN SIX (6) INCHES.

4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 25 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.

5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

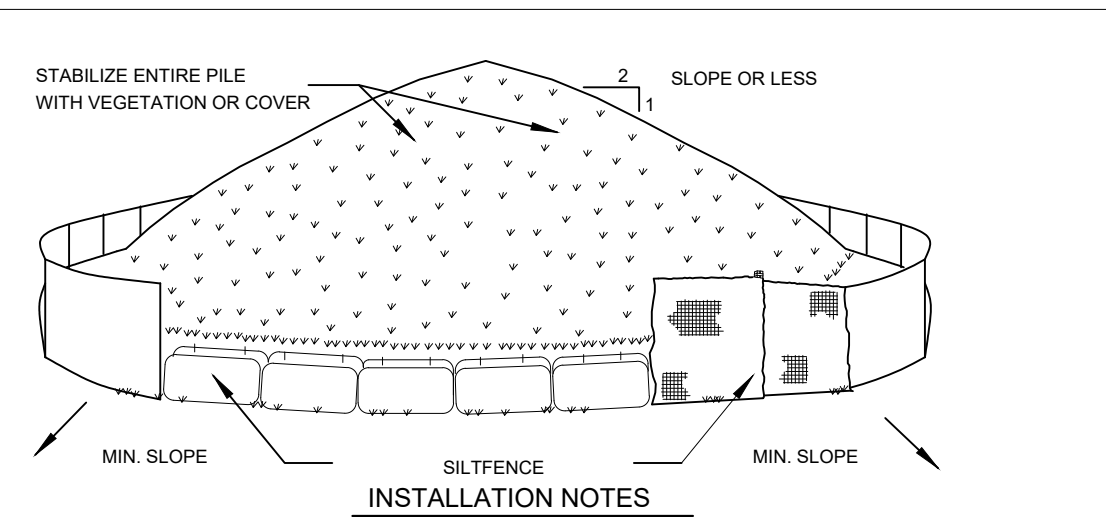
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 1:1 SLOPES WILL BE PERMITTED.

7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DRIPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

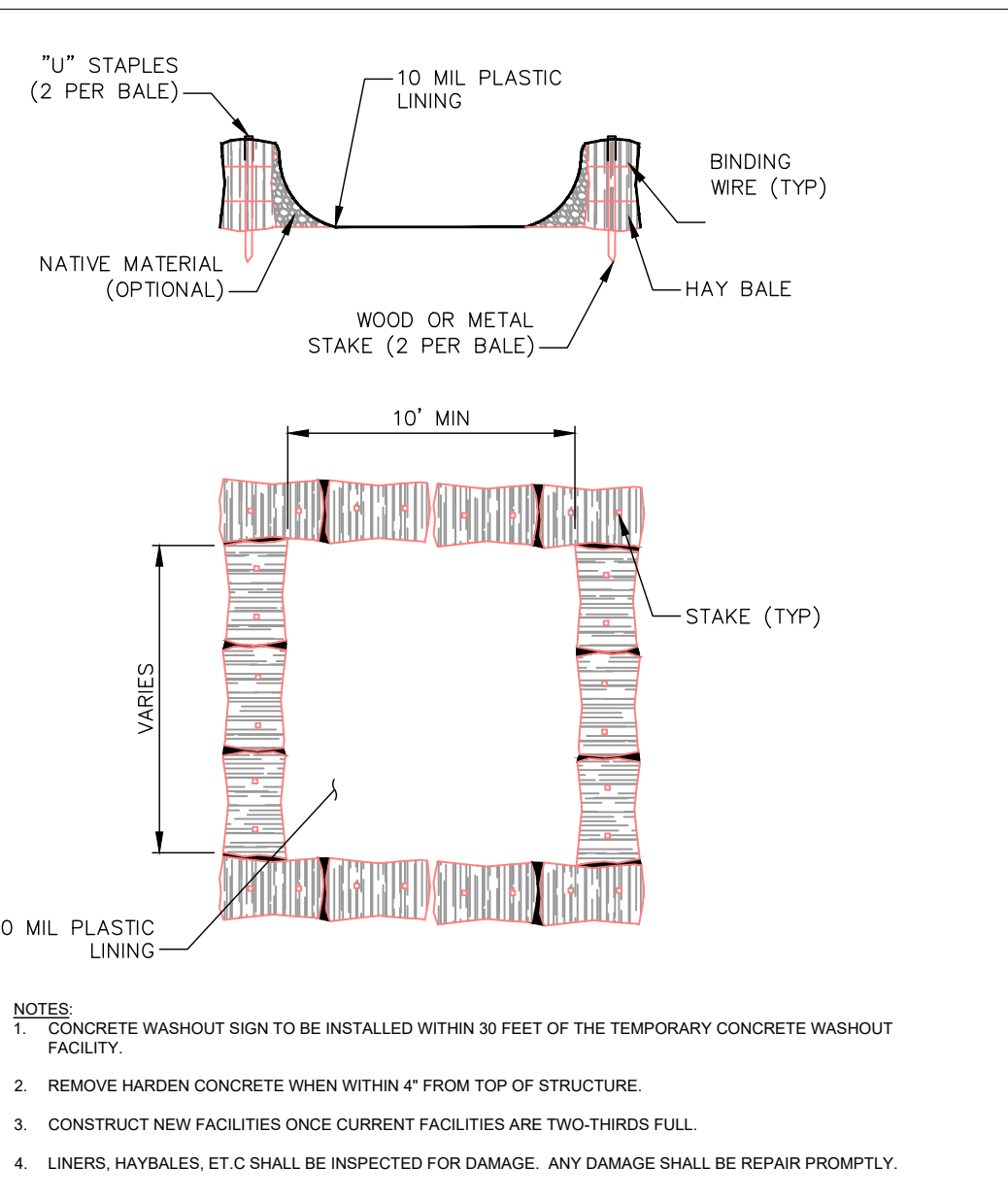
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE.

9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

CONSTRUCTION ENTRANCE DETAIL NOT TO SCALE



STOCKPILE & FENCING DETAIL NOT TO SCALE



TEMPORARY CONCRETE WASHOUT DETAIL NOT TO SCALE

MAINTENANCE TABLE WITH RESPONSIBLE PARTIES:

IN ORDER FOR ANY PLAN TO OPERATE AS IT WAS ORIGINALLY INTENDED, IT MUST BE MAINTAINED PROPERLY. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES, THE PARCEL OWNER SHALL ASSUME RESPONSIBILITY FOR MAINTENANCE OF STRUCTURES AND SMP FACILITIES LOCATED WITHIN THE PARCEL BOUNDARIES. THE FOLLOWING MEASURES HAVE BEEN IMPLEMENTED IN THE OVERALL DESIGN.

EROSION/SEDIMENT CONTROL MEASURE	RESPONSIBLE ENTITY	INSPECTION FREQUENCY	MAINTENANCE REQUIRED
SILT FENCE	CONTRACTOR	MINIMUM WEEKLY AND AFTER STORM EVENTS	REPLACEMENT WHEN TORN OR OTHERWISE DAMAGED. MATERIAL REMOVED WHEN BULGING
CONSTRUCTION ENTRANCE	CONTRACTOR	MINIMUM WEEKLY AND AFTER STORM EVENTS	SWEEP PAVEMENT AFTER EACH ACTIVE CONSTRUCTION DAY.
STONE CHECK DAM	CONTRACTOR	MINIMUM WEEKLY AND AFTER STORM EVENTS	RESHAPE AND/OR REPLACE STONE AS REQUIRED. REMOVE BUILT UP DEBRIS AND SEDIMENT

EROSION AND SEDIMENT CONTROL MEASURES:

- SEEDING NOTES:**
- 1) EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDDED WITH THE FOLLOWING GRASS SEED MIX AS REQUIRED:
- TEMPORARY SEEDING -
SUMMER SEASON - GERMAN MILLET @ 40 LBS PER ACRE
WINTER SEASON - RYE GRASS @ 120 LBS PER ACRE
- PERMANENT SEEDING -
SPRING/FALL
TALL FESCUE @ 100 LBS PER ACRE
KOBLE LESPEDEZA @ 10 LBS PER ACRE
BAHAGRASS @ 25 LBS PER ACRE
RYE GRASS @ 40 LBS PER ACRE
- 4) GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF N.Y. STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- 5) SEEDDED AREAS SHALL BE MULCHED AS REQUIRED:
- MID-SUMMER, LATE FALL OR WINTER
APPLY AT A RATE OF 100 LBS/1,000 SQ. FT. GRAIN STRAW, COVER WITH NETTING AND STAPLE TO THE SLOPE.
- SPRING OR EARLY FALL
APPLY AT A RATE OF 45 LBS/1,000 SQ. FT. WOOD FIBER IN A HYDRO SEEDER SLURRY.
1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL - AUGUST 2016.
2. DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
3. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
4. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
5. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.
6. SEEDDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER. SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.
9. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

EROSION CONTROL IMPLEMENTATION SCHEDULE (ALL PHASES):

EROSION/SEDIMENT CONTROL	PLACEMENT
SILT FENCE	PRIOR TO ANY SITE DISTURBANCE/AS REQUIRED AS PER CONSTRUCTION SEQUENCE
SILT FENCE (ADDITIONAL)	INSTALL AS REQ. DURING RD CONSTRUCTION/AS REQUIRED AS PER CONST. SEQUENCE

- REFER TO CONSTRUCTION SEQUENCE FOR ADDITIONAL INFORMATION

CONSTRUCTION EROSION CONTROL MAINTENANCE SCHEDULE (ALL PHASES):

STRUCTURE	INSPECTION	MAINTENANCE REQUIRED	STRUCTURE TYPE
SILT FENCE	WEEKLY	REPAIR, REPLACE	TEMPORARY
LITTER	DAILY	PICK UP	--
DUST	DAILY	SPRAYING, SWEEPING	--
VEGETATION ESTABLISHMENT	WEEKLY	WATERING, SEEDING	PERMANENT
SITE DISTURBANCE PLAN UPDATE	WEEKLY	UPDATE DISTURBANCE AREA	--
- REFER TO CONSTRUCTION SEQUENCE FOR ADDITIONAL INFORMATION			

DESCRIPTION OF EROSION CONTROL PRACTICES

TEMPORARY SWALE - A TEMPORARY EXCAVATED DRAINAGE WAY. THE PURPOSE OF A TEMPORARY SWALE IS TO PREVENT RUNOFF FROM EXTERIOR DISTURBANCE AREAS BY INTERCEPTING AND DIVERTING IT TO A STABILIZED OUTLET.

SILT FENCE - A TEMPORARY BARRIER OF GEOTEXTILE FABRIC (FILTER CLOTH) USED TO INTERCEPT SEDIMENT LADEN RUNOFF FROM SMALL DRAINAGE AREAS OF DISTURBED SOIL. THE PURPOSE OF A SILT FENCE IS TO REDUCE RUNOFF VELOCITY AND EFFECT DEPOSITION OF TRANSPORTED SEDIMENT LOAD. LIMITS IMPOSED BY ULTRAVIOLET STABILITY OF THE FABRIC WILL DICTATE THE MAXIMUM PERIOD THE SILT FENCE MAY BE USED.

CHECK DAM - SMALL TEMPORARY STONE DAMS CONSTRUCTED ACROSS A DRAINAGE WAY. THE PURPOSE IS TO REDUCE EROSION IN A DRAINAGE CHANNEL BY RESTRICTING THE VELOCITY OF FLOW IN THE CHANNEL.

STABILIZED CONSTRUCTION ENTRANCE - A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER CLOTH LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET ALLEY, SIDEWALK OR PARKING. THE PURPOSE OF A STABILIZED CONSTRUCTION ENTRANCE IS TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OR STREETS.

DUST CONTROL - THE CONTROL OF DUST RESULTING FROM LAND-DISTURBING ACTIVITIES. THE PURPOSE IS TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM DISTURBED SOIL SURFACES THAT MAY CAUSE OFF-SITE DAMAGE, HEALTH HAZARDS, AND TRAFFIC SAFETY PROBLEMS.

ROCK OUTLET PROTECTION - A SECTION OF ROCK PROTECTION PLACED AT THE OUTLET AND OF THE CULVERTS, CONDUITS, OR CHANNELS. THE PURPOSE OF THE ROCK OUTLET PROTECTION IS TO REDUCE THE DEPTH, VELOCITY, AND ENERGY OF THE WATER, SUCH THAT THE FLOW WILL NOT ERODE THE RECEIVING DOWNSTREAM REACH. SEE EROSION CONTROL PLAN FOR FURTHER DETAIL.

LANDGRADING SPECIFICATIONS

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED SEDIMENT CONTROL PLAN AND THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS".
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
7. ALL FILL TO BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
8. EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOIL, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
10. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
11. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
12. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
13. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
14. STOCKPILES, BORROW AREAS AND SPILL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.
15. ALL DISTURBED AREAS THAT WILL REMAIN PERVIOUS WILL BE REQUIRED TO MEET SOIL RESTORATION REQUIREMENTS.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

		MARK A. DAY, PE	
			
Revisions			
Project No.	2024.138	License No.	069646
DAY STOKOSA ENGINEERING P.C.			
3 Van Wyck Wappingers Falls, New York (845)-223-3202			
PROJECT PHASE II PROPOSED APARTMENTS AT 4 MERRITT AVE			
Village of Millbrook Dutchess County, New York			
DRAWING Erosion and Sediment Control Details			
SCALE AS NOTED	DRAWN BY MAD	DRAWINGS No. 5	
DATE 2-9-26	CHECKED BY MAD	5 of 5	

OWNER CONSENT	
THE UNDERSIGNED OWNER OF THIS PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON	
OWNER _____	DATE _____

VILLAGE OF MILLBROOK PLANNING BOARD	
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF MILLBROOK, NEW YORK ON THE _____ DAY OF _____, 2028 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL. VILLAGE OF MILLBROOK PLANNING BOARD	
SIGNED THIS _____ DAY OF _____, 2026 _____ VILLAGE OF MILLBROOK PLANNING BOARD CHAIR	