

Mark Vila
Chairman
mvila.zba@gmail.com

Justin Noyes
Secretary
millbrookfireinspector@gmail.com



ZONING 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

PLEASE TAKE NOTICE

LEGAL NOTICE – PUBLIC HEARING (4/27/2026) ZONING BOARD OF APPEALS

SUBMITTED BY: Kenneth W. McLaughlin, Code Enforcement Officer.

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Zoning Board of Appeals on **April 27, 2026, beginning at 6:00pm at the Village Hall.**

APPELLANT/APPLICANT: Luke and Pamela Hayman

Applicant address: 24 Valley Farm Road, Millbrook, NY 12545

LEGAL ADDRESS / PROPERTY LOCATION: 24 Valley Farm Road, Millbrook, NY 12545

Tax Grid Number: 135801-6765-14-429464

CURRENT ZONING DISTRICT: RU Rural

DESCRIPTION OF THE APPEAL:

Remove old home and build a new home on non-compliant lot. (1) Min. Lot Area of 5 acres, Proposed Lot area 3.34 acres. (2) Minimum lot width of 500 feet. The new lot will be 293 feet wide.

You may contact the Zoning Board of Appeals Secretary with any questions, or needed further information, via email at: vomplanningandzoning@gmail.com

A copy of this area variance application is on file and available for review at the department's office at the Village Municipal Hall. During the public hearing all interested parties and/or their representatives/agents will be heard. If you believe you're unable to attend the meeting on, **April 27, 2026**, please submit all comments in writing to the Zoning Board of Appeals Secretary leading up to or by or on April 27th, either by mail at PO Box 349, Millbrook, NY or hand delivered; at 35 Merritt Avenue, Millbrook, NY 12545, **OR** by email at: vomplanningandzoning@gmail.com

Please provide your full name and legal address in your letter/comments. Thank you. (If you already have submitted a letter/comment(s) you do not need to submit again).

Respectfully submitted,

Zoning Board of Appeals Secretary

Village of Millbrook, (4/07/2026)





VILLAGE OF MILLBROOK

35 MERRITT AVENUE PO BOX 349 MILLBROOK NY 12545 TEL: 845-677-3939 FAX: 845-677-3972

TIM COLLOPY
MAYOR

SARAH WITT
CLERK/TREASURER

NICOLE ZEKO
DEPUTY CLERK

Application for Area Variance ZBA Appeal
View Fee Schedule

Date of application: _____
Property Location: 24 Valley Farm Road, Millbrook, NY 12545 Tax Map Number: 135801-6765-14-429464
District on Zoning: Zoning district: RU Rural

Appellant Information:
Appellant: Luke and Pamela Hayman Address: 24 Valley Farm Road, Millbrook, NY 12545
Phone Number: 917-596-2058 E-Mail: hayman@pentagram.com
Property Owner (if different): _____ Address: _____
Phone Number: _____ E-mail: _____

Description of the Appeal

What is it you want to do? Remove old home and build a new home on non-compliant lot
How does the Zoning Ordinance prevent you from doing what you want to do? _____
Current RU zoning calls for minimum 5 acre lot. This new lot will be 3.34 acres.

Criteria for Area Variance Review

State statute requires the Zoning Board of Appeals to consider the following criteria and then to balance the benefit to the applicant if the variance is granted against the detriment to the health, safety and welfare of the community or neighborhood.

- A. Will an undesirable change be produced in the character of the neighborhood- or will the granting of this variance be a detriment to nearby properties? Check One: Yes No
Why? Change makes lot closer to compliance and replacement home further from road, hidden behind trees.
- B. Can the benefit you seek be achieved in some way other than an area variance?
Check One: Yes No If yes, what is that way? _____
- C. Is this variance substantial? Yes No Why? Making lot closer to compliance
- D. Will the variance have an adverse impact on the physical or environmental conditions in the neighborhood or district? Yes No Why? Single family home replacing existing home further from view. New house will connect to the existing village services. No septic required.
- E. Is the alleged difficulty self-created? Yes No Why? Land use changed after initial property was purchased. Original purchase of 24 Valley Farm Road was October 2024.
- F. Is the minimum variance necessary to achieve your goal? Yes No
Explain: _____



VILLAGE OF MILLBROOK

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TIM COLLOPY
MAYOR

SARAH WITT
CLERK/TREASURER

NICOLE ZEKO
DEPUTY CLERK

Certification: I certify that the information submitted with the appeal is true to the best of my knowledge and belief, and that I have read and am familiar with those sections of the Village of Millbrook Zoning Ordinance that apply to this appeal. I also acknowledge that the Board of Zoning Appeals may visit the property and specifically permit such visits.

Signature of Landowner

Luke Hayman

Print Name

Office Use Only

Fees Paid: Yes No Payment: Cash Check Check No. _____

SEQR Classification: Unlisted Type 2

Environmental Assessment Forms Used: Short EAF Long EAF Lead Agency Determination of Significance

SEQR Determination of Significance: Negative Declaration Positive Declaration

Building Dept Permit No. (If any): _____ Date Received: _____

Date of First Hearing: _____

GML 239 Review required: Yes No GML Determination: _____

Village Planning Board Review Requested? Yes No

Village Planning Board Recommendation: _____

VILLAGE OF MILLBROOK
OFFICE OF THE BUILDING INSPECTOR

Dutchess County, New York

NO. 26-2

DETERMINATION & DENIAL

In the matter of the application of **Luke and Pamela Hayman application**, to remove the current home and build a new home on an existing nonconforming lot and purchase 3 acres +/- from the adjacent parcel located at 46 Valley Farm road.

FACTS

1. **Luke and Pamela Hayman** (hereinafter “applicant”) are the owners of a parcel located at 24 Valley Farm Road.
2. The property is located in the RU zoning District.
3. The parcel contains .37acre
4. The property is improved by a single-family residence
5. The applicant is proposing to remove the existing single-family residence and construct a new house closer to the lake by acquiring 3 acres +/- from 46 Valley Farm Road
6. The current parcel is existing nonconforming as to lot size

RECORD OF FINDINGS

WHEREAS, § 230 attachment-2 Schedule of Bulk Regulations and Coverage Limitations, sets forth a Minimum Lot Size of 5 acres in the “RU” zoning district.

WHEREAS, the applicant is proposing to increase the lot size by purchasing 3 acres+/- from 46 Valley Farm Road.

WHEREAS, the new proposed lot would still be nonconforming under section 230 attachment-2 “RU” zoning district standards.

WHEREAS, the new proposed lot would be brought closer to compliance with the RU Zoning standards

WHEREAS, the new lot would be 3.34 acres

DETERMINATION

THEREFORE, based upon review of Facts and Findings, it is the Determination of this office that the proposed application to to increase the lot size to 3.34 acres is denied without prejudice. **A variance of 1.66 acres is required**

Date:

Signed: _____
Kenneth McLaughlin
Building Inspector



VILLAGE OF MILLBROOK

35 MERRITT AVENUE PO BOX 349 MILLBROOK NY 12545 TEL: 845-677-3939 FAX: 845-677-3972

TIM COLLOPY
MAYOR

SARAH WITT
CLERK/TREASURER

NICOLE ZEKO
DEPUTY CLERK

Application for Area Variance ZBA Appeal View Fee Schedule

Date of application: _____
Property Location: 24 Valley Farm Road, Millbrook, NY 12545 Tax Map Number: 135801-6765-14-429464
District or Zoning: Zoning district: RU Rural

Appellant Information:

Appellant: Luke and Pamela Hayman Address: 24 Valley Farm Road, Millbrook, NY 12545
Phone Number: 917-596-2058 E-Mail: hayman@pentagram.com
Property Owner (if different): _____ Address: _____
Phone Number: _____ E-mail: _____

Description of the Appeal

What is it you want to do? Remove old home and build a new home on non-compliant lot

How does the Zoning Ordinance prevent you from doing what you want to do? _____

Current RU zoning calls for minimum lot width of 500 feet. This new lot will be 293 feet wide.

Criteria for Area Variance Review

State statute requires the Zoning Board of Appeals to consider the following criteria and then to balance the benefit to the applicant if the variance is granted against the detriment to the health, safety and welfare of the community or neighborhood.

- A. Will an undesirable change be produced in the character of the neighborhood- or will the granting of this variance be a detriment to nearby properties? Check One: Yes No
Why? Change makes lot closer to compliance and replacement home further from road, hidden behind tress.
- B. Can the benefit you seek be achieved in some way other than an area variance?
Check One: Yes No If yes, what is that way? We can't make the lot any wider than it is.
- C. Is this variance substantial? Yes No Why? Making lot closer to compliance
- D. Will the variance have an adverse impact on the physical or environmental conditions in the neighborhood or district? Yes No Why? Single family home replacing existing home further from view. New house will connect to the existing village sewer and water. No septic required.
- E. Is the alleged difficulty self-created? Yes No Why? Land use changed after initial property was purchased Original purchase of 24 Valley Farm Road was October 2024.
- F. Is the minimum variance necessary to achieve your goal? Yes No
Explain: Combining lots is only possible if the variance is granted.



VILLAGE OF MILLBROOK


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MAYOR

SARAH WITT
CLERK/TREASURER

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Certification: I certify that the information submitted with the appeal is true to the best of my knowledge and belief, and that I have read and am familiar with those sections of the Village of Millbrook Zoning Ordinance that apply to this appeal. I also acknowledge that the Board of Zoning Appeals may visit the property and specifically permit such visits.


Signature of Landowner

Luke Hayman
Print Name

Office Use Only

Fees Paid: Yes No Payment: Cash Check Check No. _____

SEQR Classification: Unlisted Type 2

Environmental Assessment Forms Used: Short EAF Long EAF Lead Agency Determination of Significance

SEQR Determination of Significance: Negative Declaration Positive Declaration

Building Dept Permit No. (If any): _____ Date Received: _____

Date of First Hearing: _____

GML 239 Review required: Yes No GML Determination: _____

Village Planning Board Review Requested? Yes No

Village Planning Board Recommendation: _____

VILLAGE OF MILLBROOK
OFFICE OF THE BUILDING INSPECTOR

Dutchess County, New York

NO. 26-3

DETERMINATION & DENIAL

In the matter of the application of **Luke and Pamela Hayman application**, to remove the current home and build a new home on an existing nonconforming lot and purchase 3 acres +/- from the adjacent parcel located at 46 Valley Farm road.

FACTS

1. **Luke and Pamela Hayman** (hereinafter “applicant”) are the owners of a parcel located at 24 Valley Farm Road.
2. The property is located in the RU zoning District.
3. The parcel currently has a lot width of 104’
4. The property is improved by a single-family residence
5. The applicant is proposing to remove the existing single-family residence and construct a new house closer to the lake by acquiring 3 acres +/- from 46 Valley Farm Road
6. The current parcel is existing nonconforming as to lot width

RECORD OF FINDINGS

WHEREAS, § 230 attachment-2 Schedule of Bulk Regulations and Coverage Limitations, sets forth a Minimum Lot Size of 500’ in the “RU” zoning district.

WHEREAS, the applicant is proposing to increase the lot width by purchasing 3 acres+/- from 46 Valley Farm Road.

WHEREAS, the new proposed lot would still be nonconforming under section 230 attachment-2 “RU” zoning district standards.

WHEREAS, the new proposed lot would be brought closer to compliance with the RU Zoning standards

WHEREAS, the new lot width would be 293’

DETERMINATION

THEREFORE, based upon review of Facts and Findings, it is the Determination of this office that the proposed application to increase the lot width from 104' to 293' is denied without prejudice. **A variance of 207' is required**

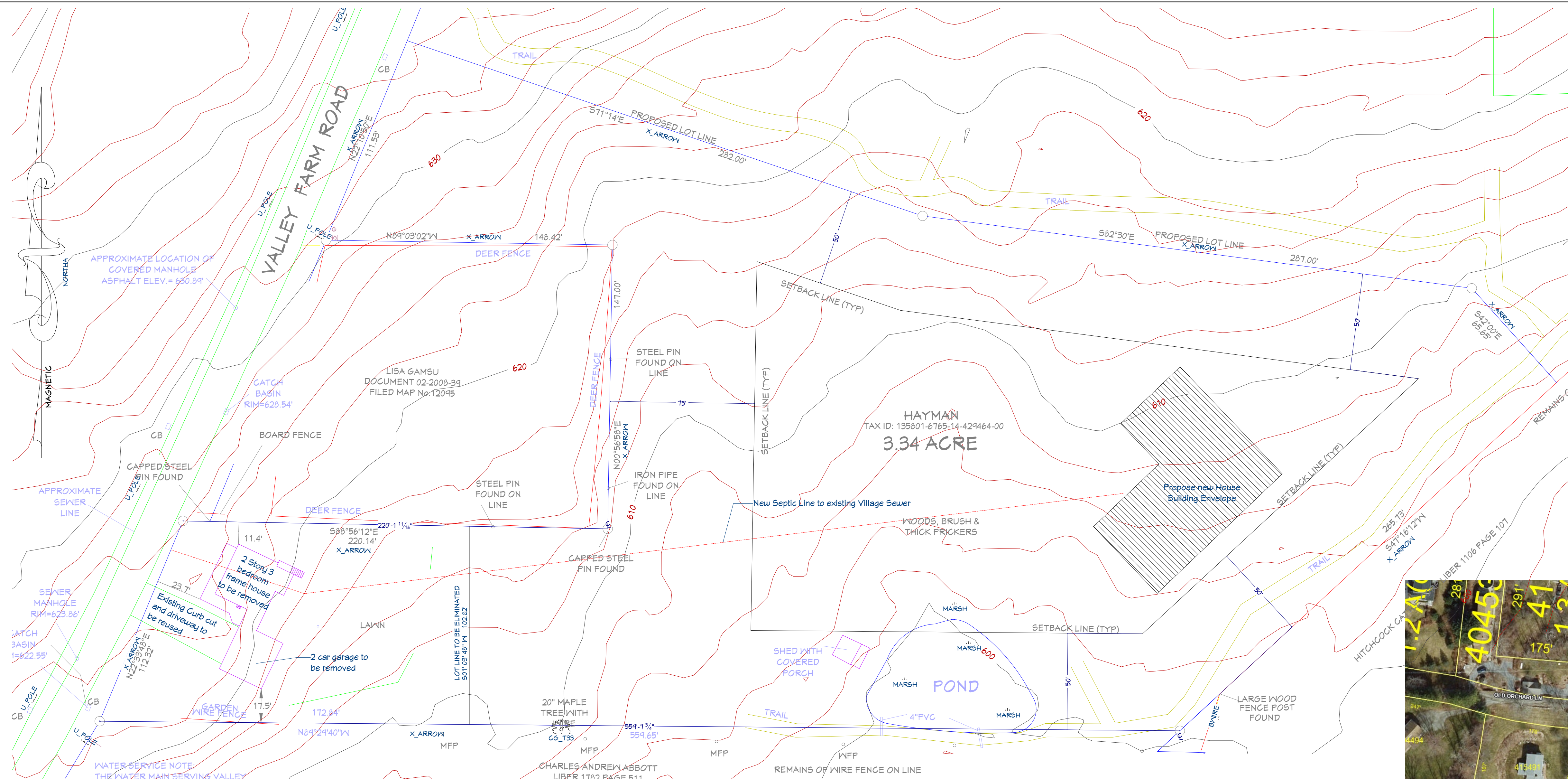
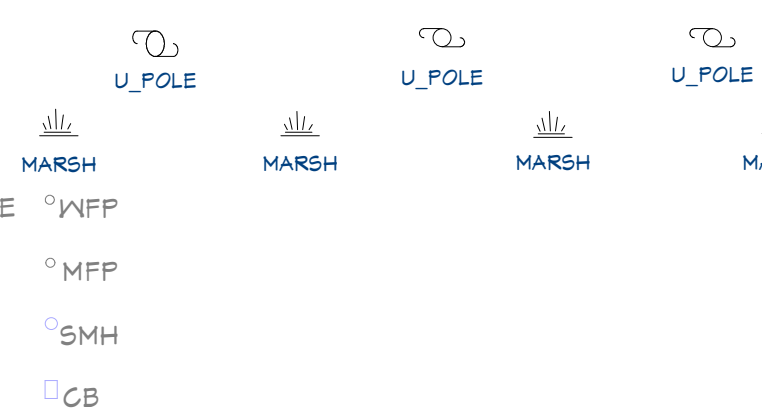
Date:

Signed: _____
Kenneth McLaughlin
Building Inspector

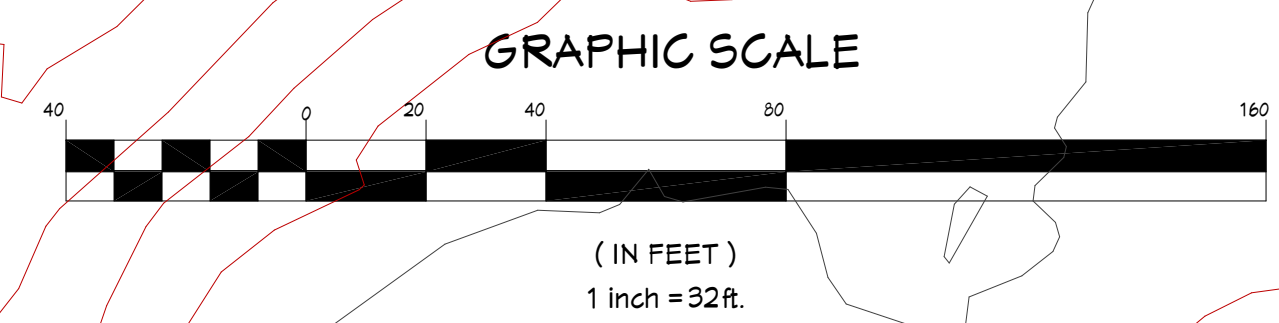
| LAYOUT PAGE TABLE | | | |
|-------------------|--------------------------|-------------|----------|
| LABEL | TITLE | DESCRIPTION | COMMENTS |
| P-1 | PROJECT DEVELOPMENT PLAN | | |
| P-2 | PLOT PLAN | | |
| A-1 | 1ST & 2ND FLOOR PLAN | | |
| A-2 | ELEVATIONS | | |
| MEP-1 | OWTS TO VILLAGE SEWER | | |

LEGEND

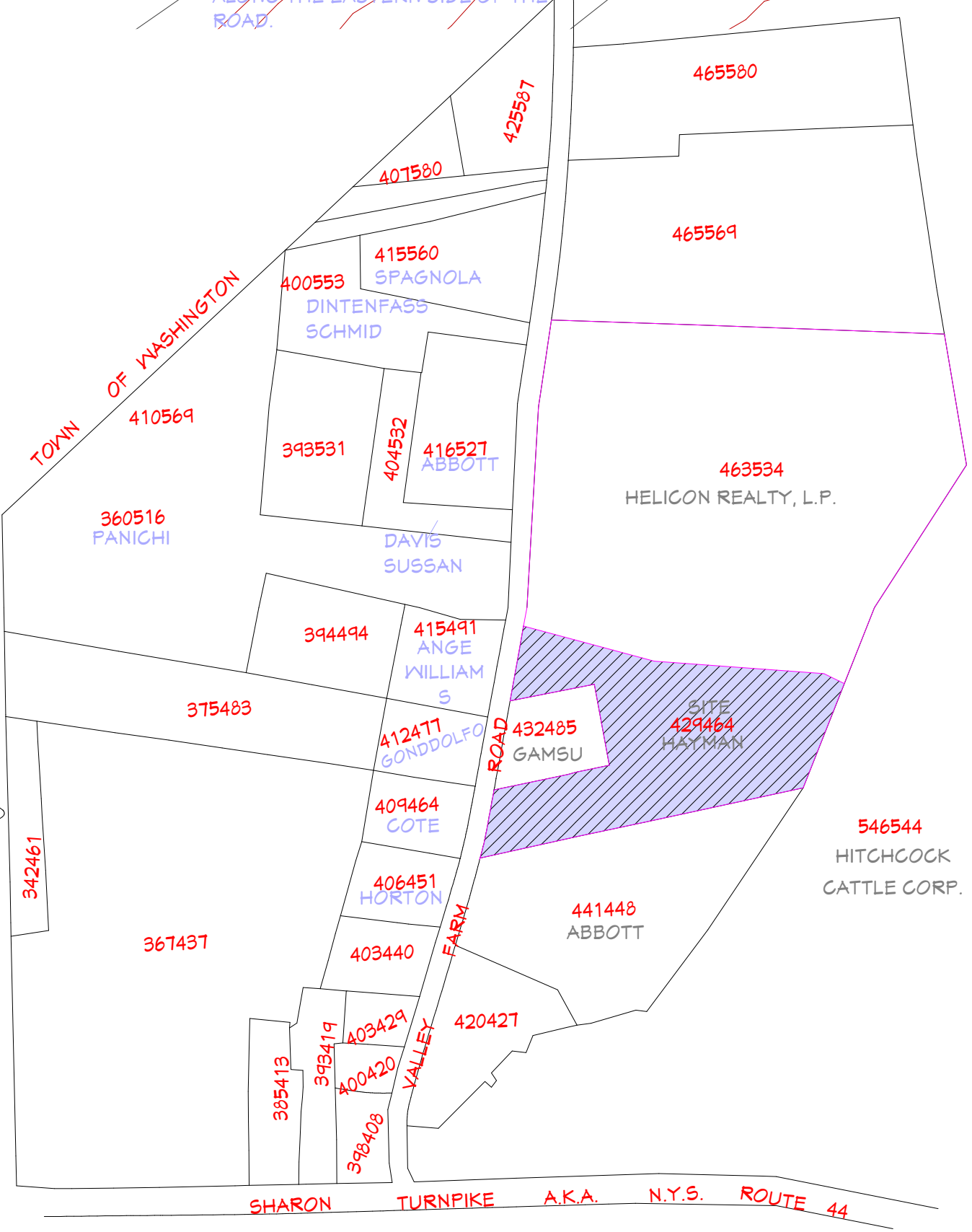
- NO PHYSICAL BOUNDS
- WIRE FENCE
- UTILITY POLE
- WETLAND AREA
- WOODEN FENCE POST WITH WIRE
- METAL FENCE POST
- SEWER MANHOLE
- CATCH BASIN



HAYMAN
TAX ID: 135501-6765-14-429464-00
3.34 ACRE



Development Plan
1/32 in = 1 ft



Area Map

Zoning District: RU Rural

| BULK REGULATIONS | | | | |
|----------------------|-------------|------------|---------------|----------|
| REGULATION | REQUIRED | EXISTING | PROPOSED | ACTION |
| Min. LOT AREA | 5 ACRES | 0.36 ACRES | 3.34 ACRES | VARIANCE |
| Min. LOT WIDTH | 500 FEET | 104 FEET | 293 FEET | VARIANCE |
| Min. LOT DEPTH | 400 FEET | 132 FEET | 56.0 FEET | |
| FRONT YARD SETBACK | 75 FEET | 23.7 FEET | 256.0 FEET | |
| SIDE YARD SETBACK | 50 FEET | 11.4 FEET | 58.0 FEET | |
| REAR YARD SETBACK | 50 FEET | 73.7 FEET | 56.0 FEET | |
| Max. BUILDING HEIGHT | 2.5 STORIES | 2 STORIES | 1 1/2 STORIES | |
| Max. LOT COVERAGE | 10% | 18.2% | 2.9% | |

VILLAGE OF MILLBROOK PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF MILLBROOK, NEW YORK, ON THE ___ DAY, OF THE MONTH OF YEAR 2025, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THE PLAT AS APPROVED SHALL VOID THE APPROVAL.

BY: _____
CHAIRPERSON



Arial View

Earthwise Architecture
41 Barton Street, Millerton, NY 12546
845-233-1133 EarthwiseArch@gmail.com

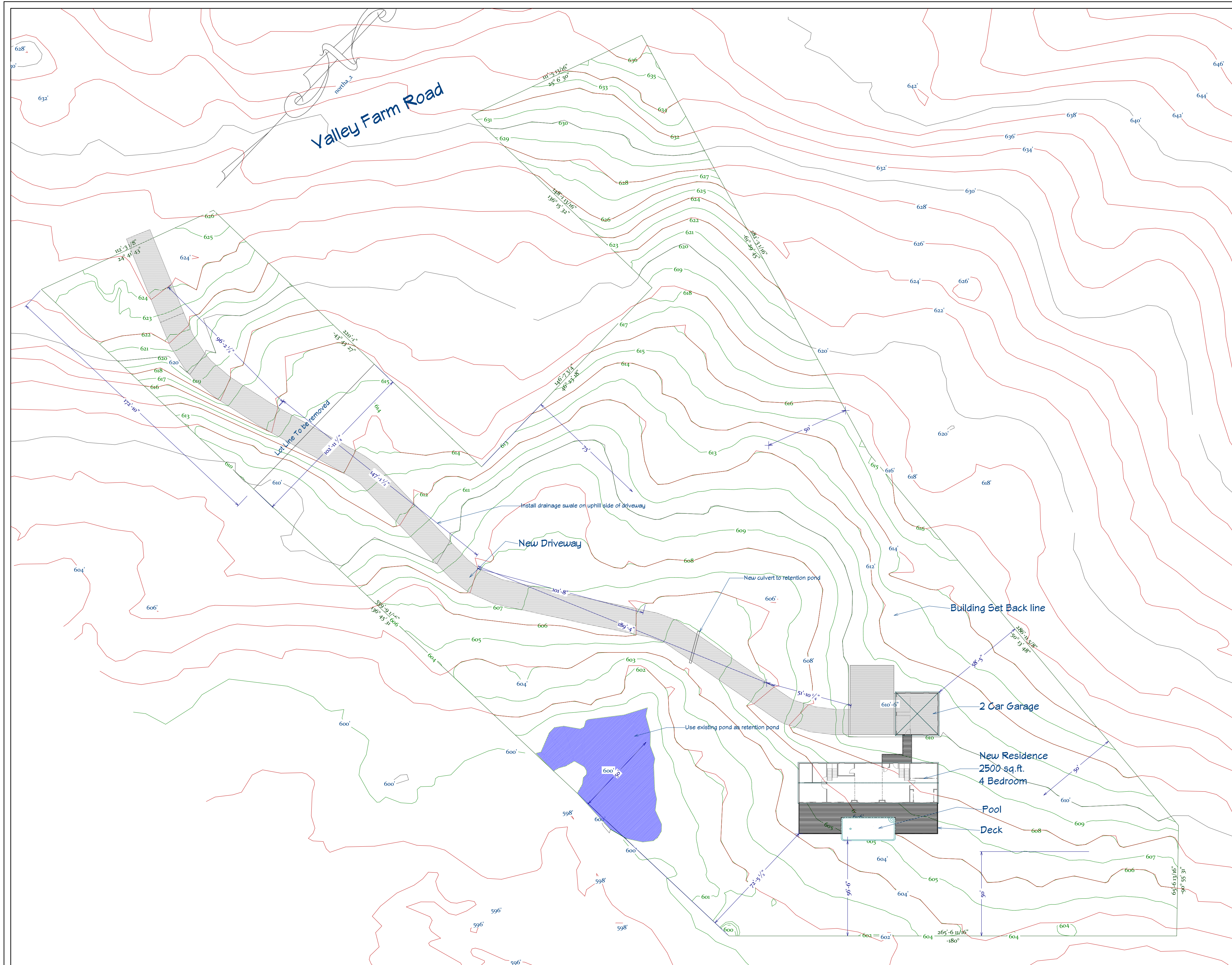
New Single Family Residence
24 Valley Farm Road, Village of Millbrook, NY
Tax Lot: 134801-6765-14-429464

Luke & Pamela Hayman
330 East 79 Street
Apartment 10E, New York, NY 10075

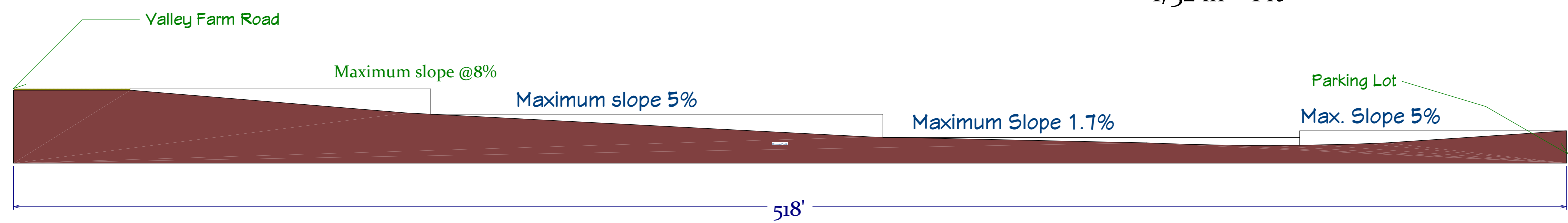
Project Development Plan

Scale: 1/32" = 1'-0"
DATE: 3/4/2026
Job # 2526
Sheet 2 Of 5

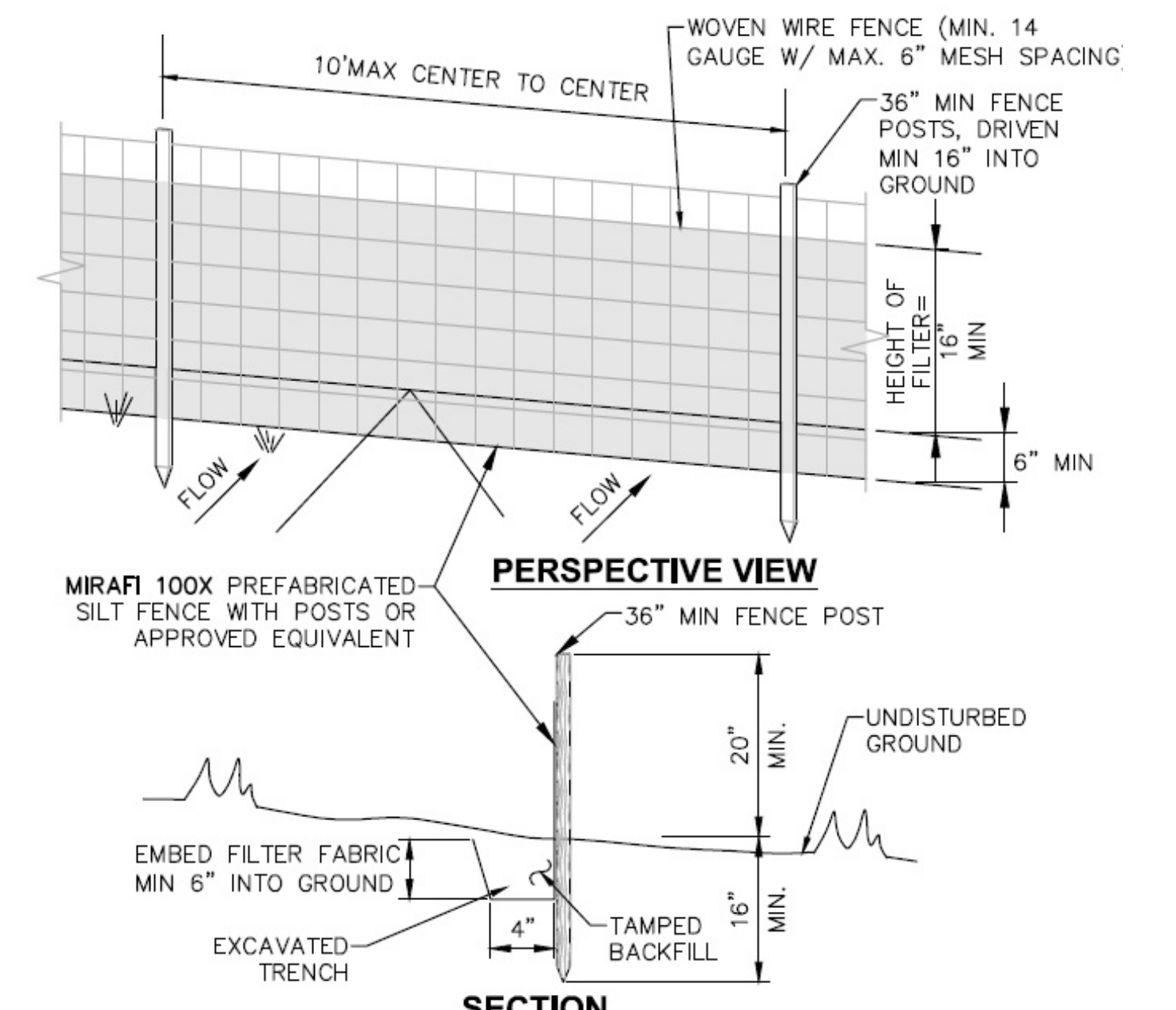
P-1



○ Driveway/Building Site Plan
1/32 in = 1 ft



○ Driveway Profile
1/32 in = 1 ft



- NOTES:**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "U" TYPE OR HARDWOOD.
 2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAX MESH OPENING.
 3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
 5. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE.
 6. SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET EROSION.
 7. SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER.
 8. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN-OFF TO A SILT FENCE ARE:
- | SLOPE STEEPNESS | MAXIMUM SLOPE LENGTH(FT) |
|-----------------|--------------------------|
| 2:1 | 25 |
| 3:1 | 50 |
| 4:1 | 75 |
| 5:1 OR FLATTER | 100 |

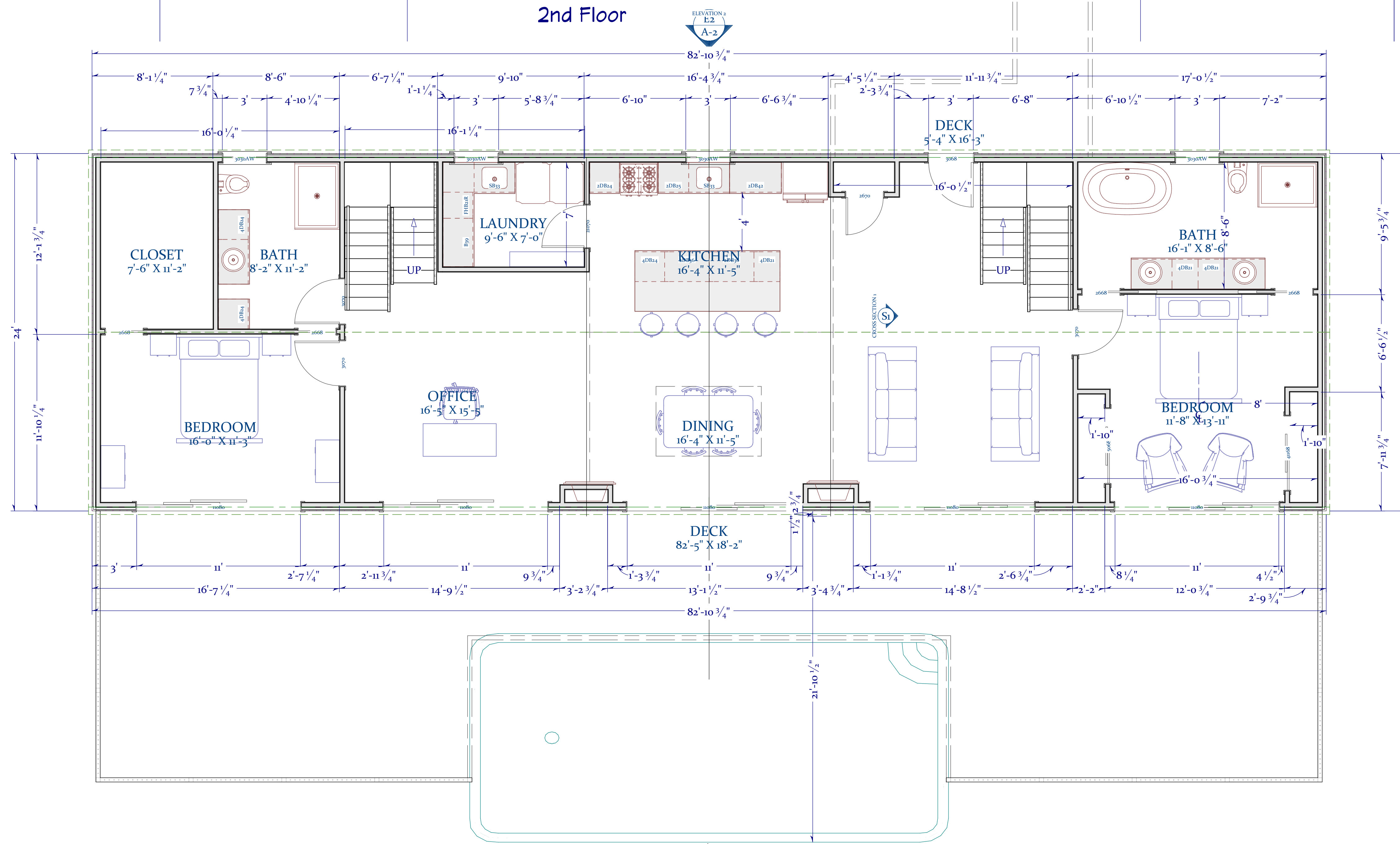
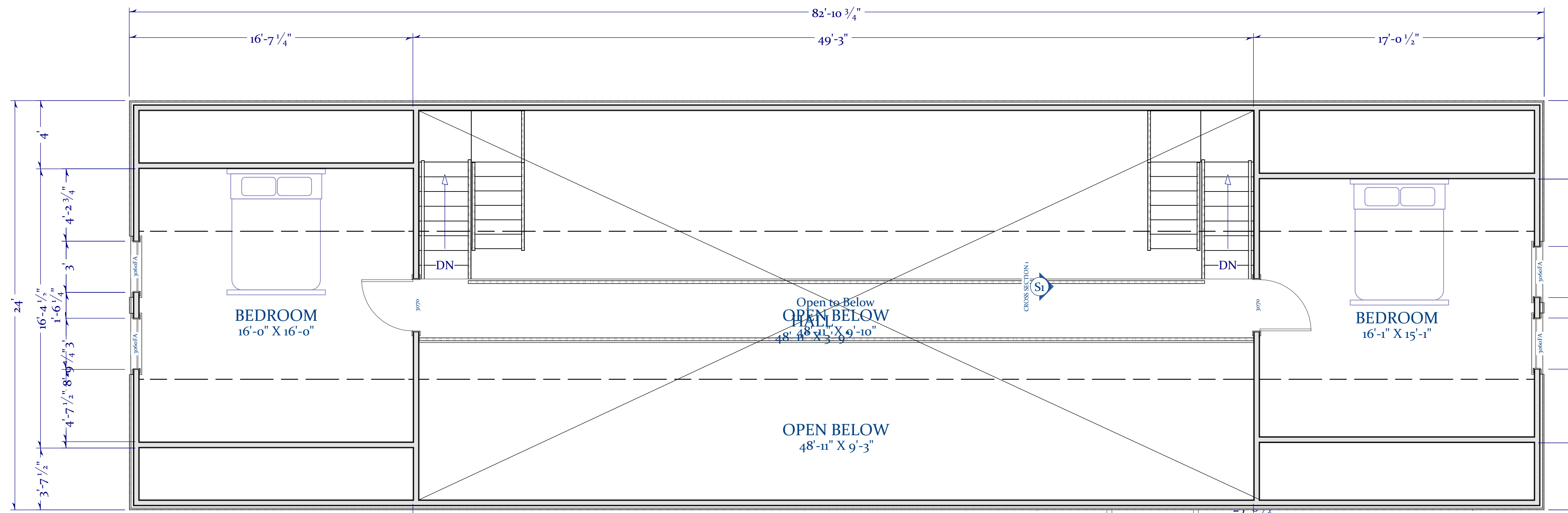
7 **SILT FENCE INSTALLATION DETAIL**
SCALE: NOT TO SCALE

- Erosion Control Notes:**
1. Prior to commencing any clearing, grubbing, earthwork activities, etc. at the site the contractor shall flag the work limits and shall install temporary erosion and sediment control measures (I.E. silt fences, tree protection/barrier fences, storm drain sediment filters, drainage ditch sediment filters) indicated on the project drawings. Temporary erosion and sediment controls must be functional before site disturbance begins.
 2. Install protective measures at the ends of all exposed storm pipes.
 3. Immediately establish permanent vegetation on the areas disturbed after removal of temporary erosion control.
 4. As much as practical existing vegetation shall be preserved.
 5. Site preparation activities shall be planned to minimize the scope and duration of the soil disruption.
 6. Inspect silt fence for damage every seven days and after every rain event. Make all repairs immediately. Remove sediment from the up-slope face of the fence before it accumulates to a height equal to 1/3 of the height of the fence.
 7. All erosion and sediment control measures are to be in strict compliance with New York State Standards.



EARTHWISE ARCHITECTURE
 Earthwise Architecture
 41 Barton Street, Millerton, NY 12546
 845-233-1133 EarthwiseArch@gmail.com
New Single Family Residence
 24 Valley Farm Road, Village of Millbrook, NY
 Tax Lot: 134801-6765-14-429464
 Luke & Pamela Hayman
 330 East 79 Street
 Apartment 10E, New York, NY 10075
 Scale: 1/32" = 1'-0"
 DATE: 3/4/2026
 Job # 2526
P-2
 Sheet 3 Of 5

Plot Plan



1st Floor
1/4 in = 1 ft



Interior Perspective



Earthwise Architecture
 41 Barton Street, Millerton, NY 12546
 845-233-1133 EarthwiseArch@gmail.com

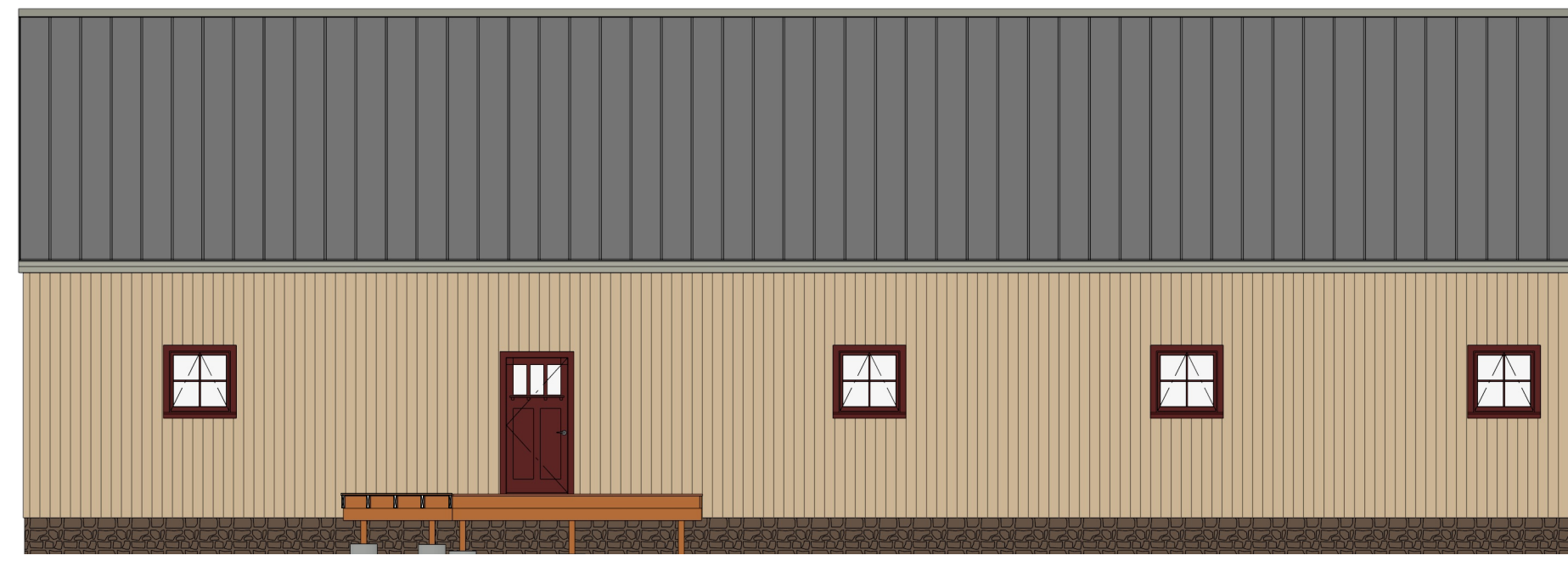
New Single Family Residence
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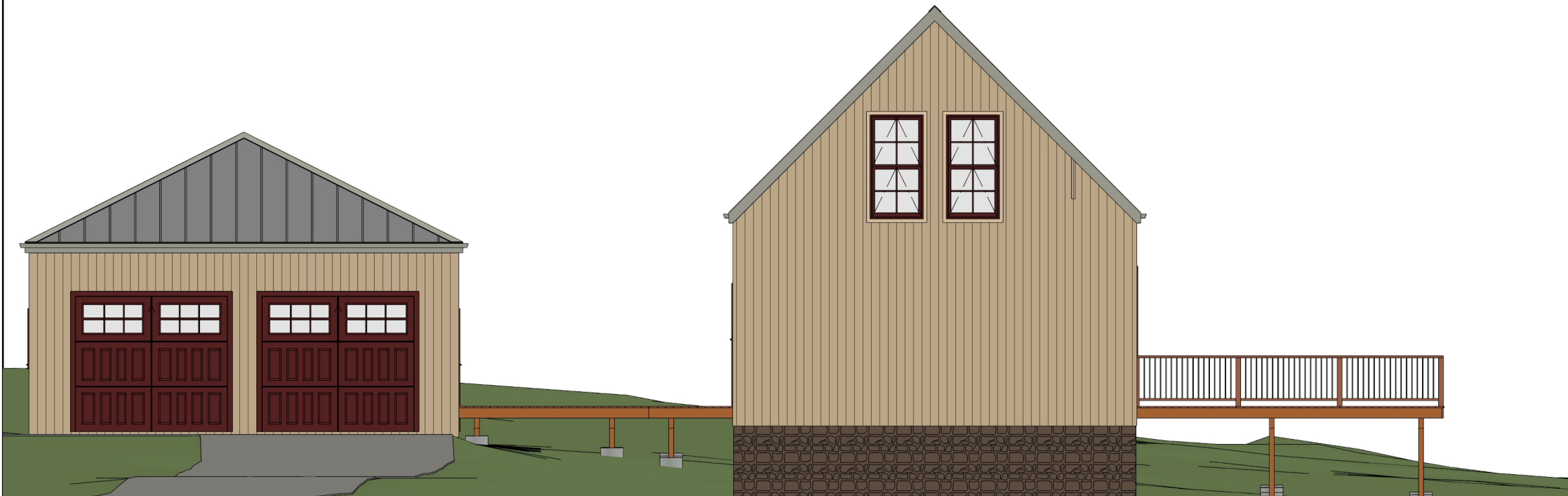
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 DATE: 3/4/2026
 Job # 2526
 Sheet 4 Of 5

1st & 2nd Floor Plan

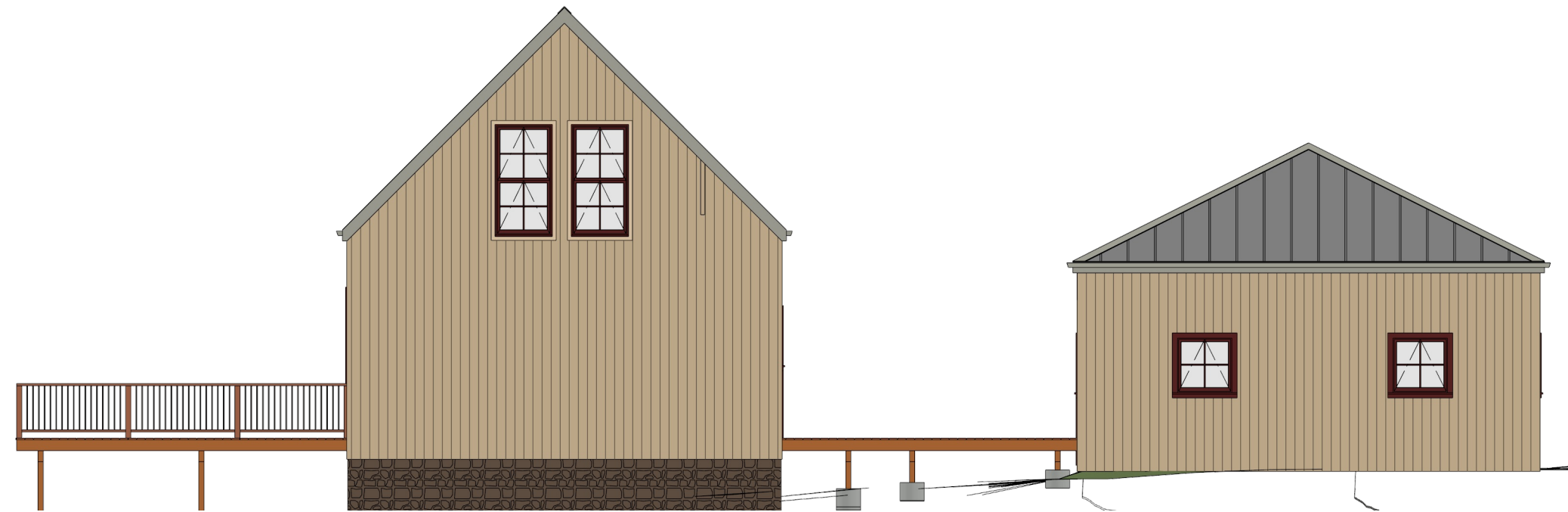
A-1



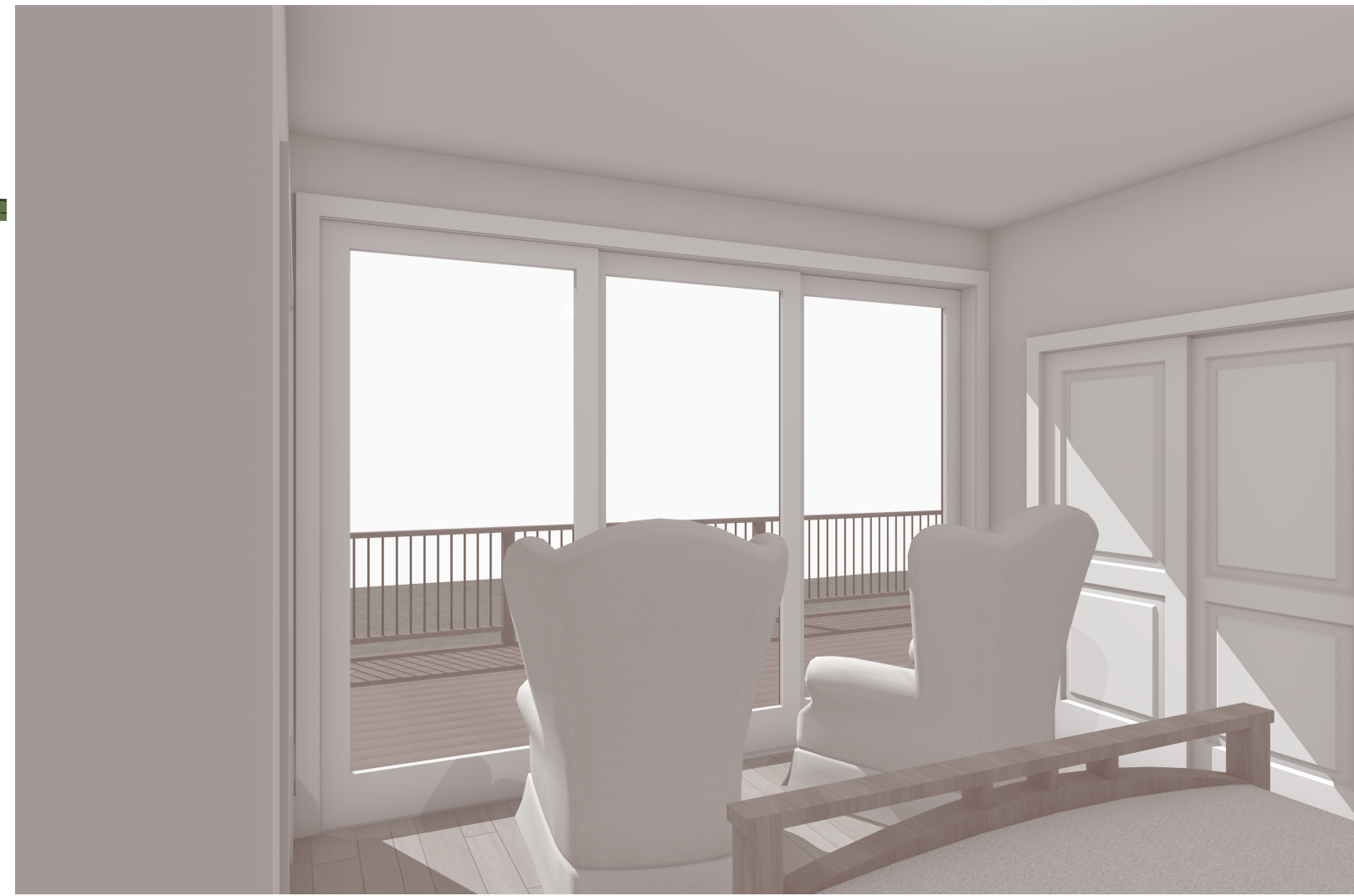
E2 West Elevation
1/8 in = 1 ft



E3 South Elevation
1/8 in = 1 ft



E4 North Elevation
1/8 in = 1 ft



C3 Exterior Perspective



E5 East Elevation
1/8 in = 1 ft



Elevations

EARTHWISE
ARCHITECTURE
Earthwise Architecture

41 Barton Street, Millerton, NY 12546
845-233-1133 EarthwiseArch@gmail.com

New Single Family Residence

24 Valley Farm Road, Village of Millbrook, NY

Tax Lot: 134801-6765-14-429464

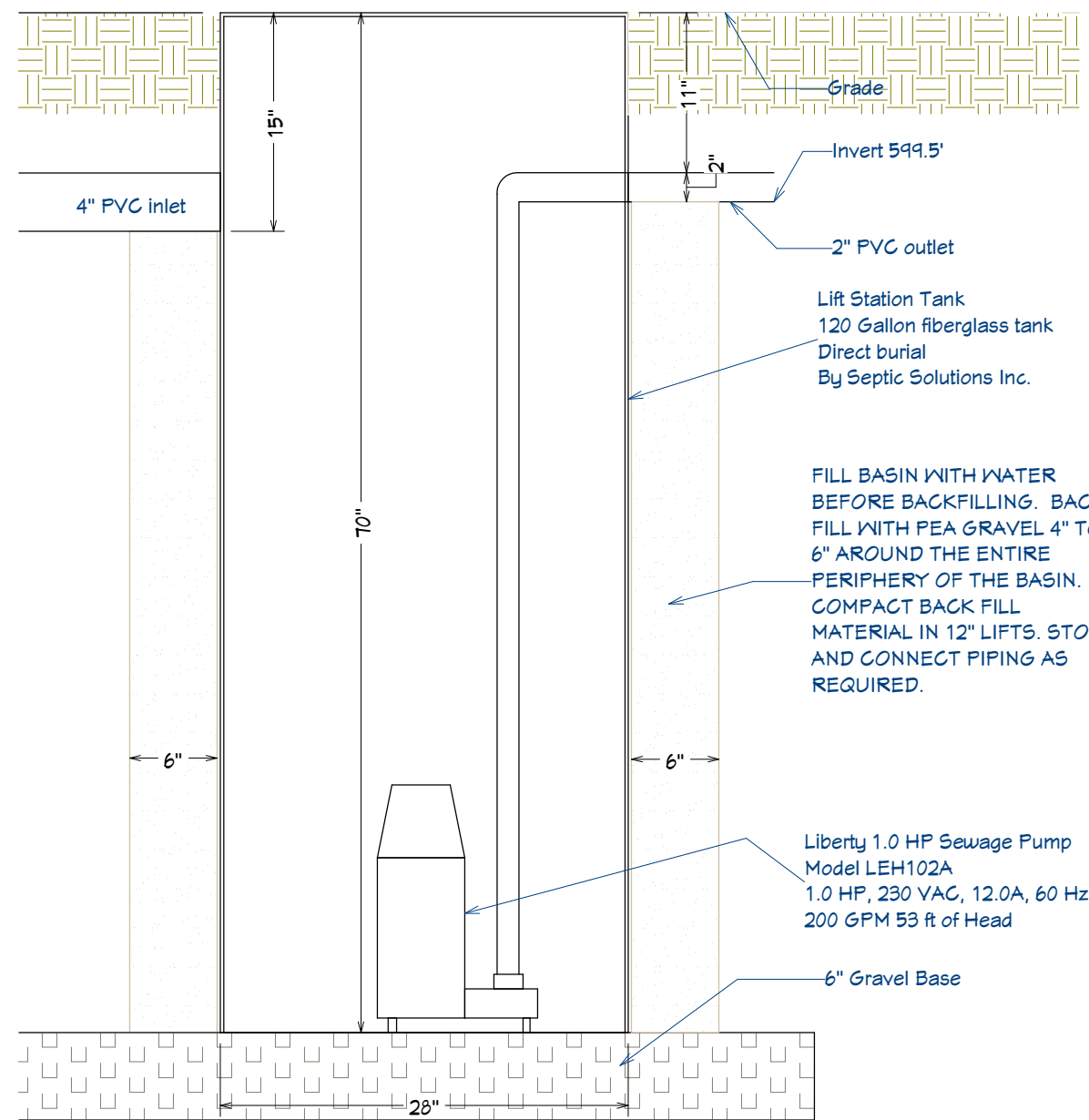
Luke & Pamela Hayman
330 East 79 Street
Apartment 10E, New York, NY 10075

Scale: 1/8" = 1'-0"

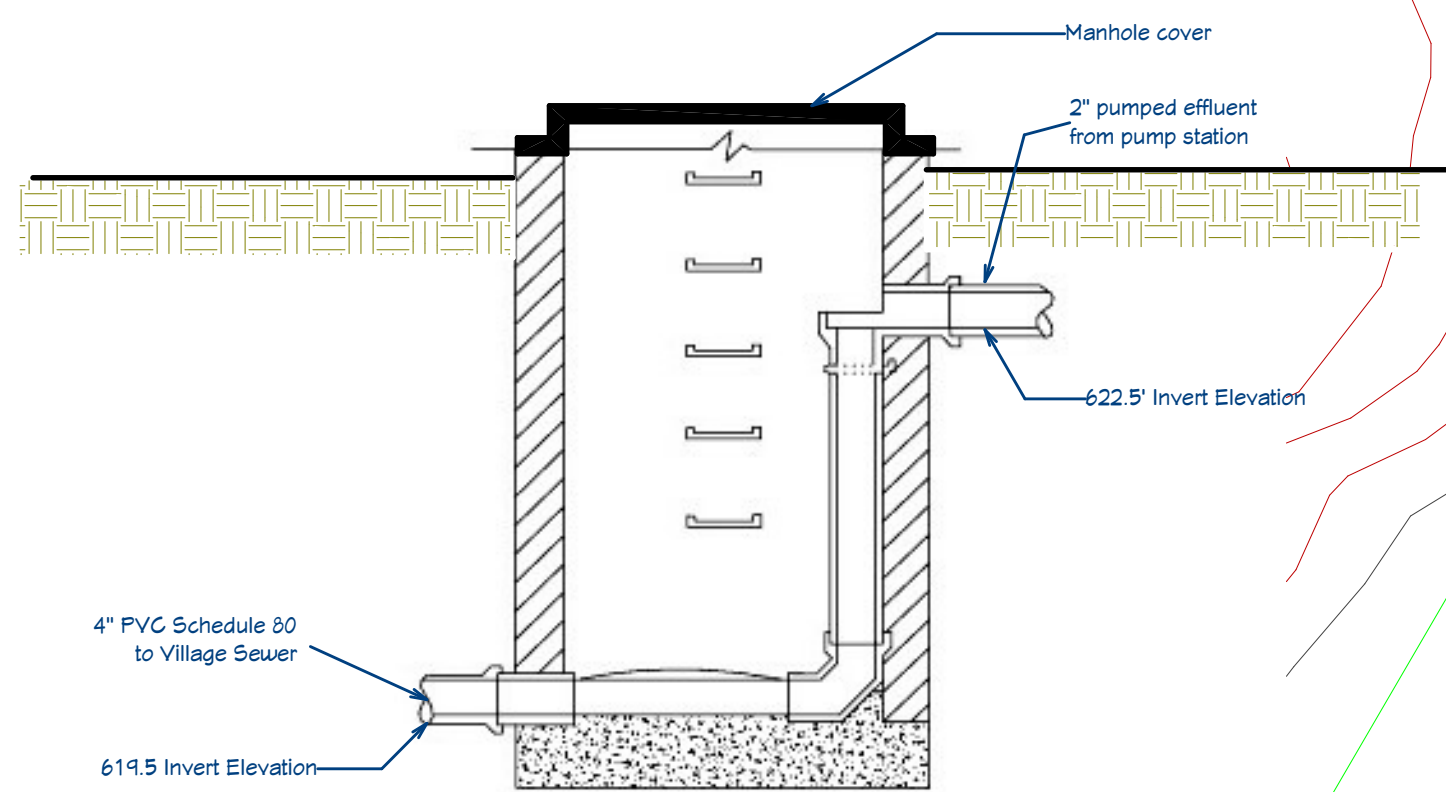
DATE: 3/4/2026

Job # 2526
Sheet 5 Of 5

A-2

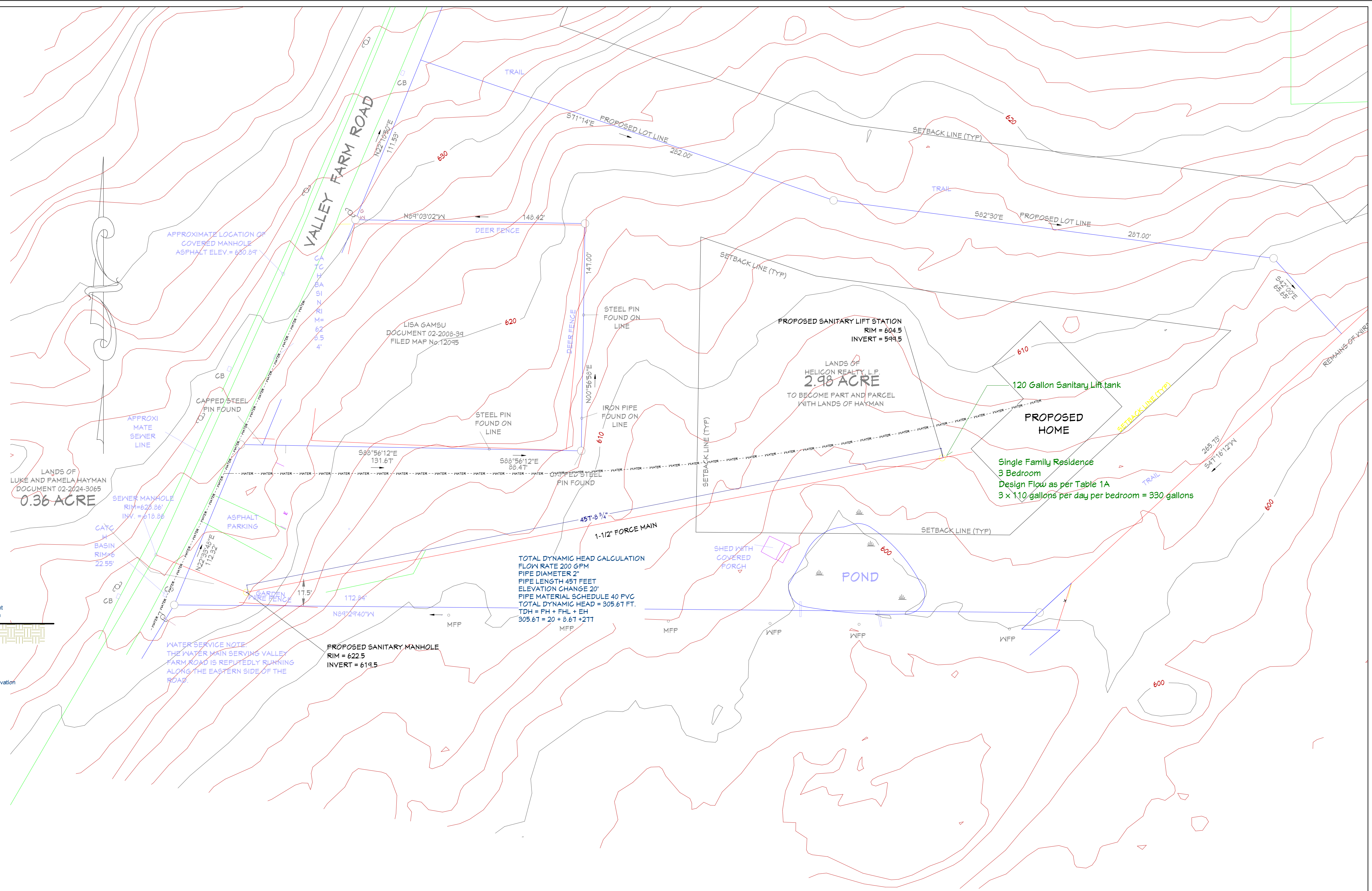


Pump Station Detail
1 in = 1 ft



Sanitary Sewer
1 in = 1 ft

OWTS to Sewer
1/32 in = 1 ft



LANDS OF LUKE AND PAMELA HAYMAN
DOCUMENT 02-2024-3065
0.36 ACRE

PROPOSED SANITARY LIFT STATION
RIM = 604.5
INVERT = 599.5

120 Gallon Sanitary Lift tank

PROPOSED HOME

Single Family Residence
3 Bedroom
Design Flow as per Table 1A
3 x 110 gallons per day per bedroom = 330 gallons

TOTAL DYNAMIC HEAD CALCULATION
FLOW RATE 200 GPM
PIPE DIAMETER 2"
PIPE LENGTH 451 FEET
ELEVATION CHANGE 20'
PIPE MATERIAL SCHEDULE 40 PVC
TOTAL DYNAMIC HEAD = 305.67 FT.
TDH = PH + FHL + EH
305.67 = 20 + 0.67 + 271

PROPOSED SANITARY MANHOLE
RIM = 622.5
INVERT = 614.5

WATER SERVICE NOTE
THE WATER MAIN SERVING VALLEY FARM ROAD IS RAPIDLY RIPPING ALONG THE EASTERN SIDE OF THE ROAD.

EARTHWISE ARCHITECTURE

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OWTS to Village Sewer

Job # 2526
Sheet 10 Of 5

