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ZONING BOARD OFFICE
VILLAGE OF MILLBROOK

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**VILLAGE OF MILLBROOK ZONING BOARD
4/27/2026 AGENDA
Location: Millbrook Village Hall- 35 Merritt Ave
Time: 6:00 PM**

1. Open Meeting- Call to Order

- a. Approval of any outstanding minutes

2. Public Hearings:

- a. **Victoria & Luke Kelly-10 Old Orchard Lane-** To allow for 12.6% lot coverage from the existing 11.4%. Per 230 Attachment 2: Schedule of Lot and Bulk Requirements – Maximum lot coverage is 10%.
- b. **Millbrook Twenty Two-3424 Franklin Ave-** Expand the existing legal non-conforming use. The existing retail garden center/nursery is not a permitted use within the RLD zone. Based on section 230-42B, Sub-Sections (1-3) – Non-conforming.
- c. **Luke & Pamela Hayman- 24 Valley Farm Rd-** 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

3. Adjournment

