



Town of
Washington

10 Reservoir Dr, PO Box 667, Millbrook, NY 12545
845-677-3419

www.washingtonny.org

AREA VARIANCE APPLICATION FORM

APPLICATION TO THE TOWN OF WASHINGTON ZONING BOARD OF APPEALS FOR AN AREA VARIANCE

REAL PROPERTY INFORMATION

Dutchess County Tax Map Number (1234-00-123456-0000)	6664-00-008099-0000
Property Street Address	362 Tyrrel Road, Millbrook, NY 12545
Number of Acres	57.40
Zoning District from Zoning Map	RR-10
Describe the Current Use of the Property.	Public garden.
Is this property located in or near a Wetland or Wetland Buffer?	☒ YES ☐ NO May Require a Town Wetlands Permit or be ruled by the Aquifer Protection Requirements
Is this property within 500 feet of the boundary of the Village of Millbrook?	☐ YES ☒ NO
Is this application being made for a violation that currently exists on the property?	☐ YES ☒ NO If YES, the application fee is double.

OWNER INFORMATION

Name of Record Owner(s): If a corporation, LLC, Trustee, so state and submit form	Innisfree Foundation, Inc.
Record Owner Mailing Address	PO Box 970, Millbrook, NY 12545
Record Owner Email Address	office@innisfreegarden.org
Record Owner Phone Number	845-677-8000

NOTE: In addition to the above, please complete the following information if the application is submitted and signed by a representative of the owner. (ie: LLC, Corporation, Trustee or applicant's attorney, agent, architect, builder, contract vendee, etc.)

Name of Authorized Representative if different from owner:	Laura Palmer
Business Name of Applicant	Innisfree Foundation, Inc.
Applicant Mailing Address	PO Box 970, Millbrook, NY 12545
Applicant Email Address	lpalmer@innisfreegarden.org
Applicant Phone Number	914.204.9318

Please check to specify who you wish correspondence to be e-mailed to, from the above names:

☐ Applicant/Owner(s)

☒ Authorized Representative

SUMMARY OF AREA VARIANCE REQUEST

We are requesting a side-yard area variance to construct a 33' x 40' maintenance and equipment storage building within Innisfree Garden's existing maintenance area. The proposed building will be located approximately 45 feet from the side property line where 100 feet is required, requiring an approximately 55-foot side-yard setback variance.

DESCRIPTION OF HARDSHIP

A Variance to the Zoning Ordinance is requested for the following five (5) reasons:

1. An undesirable change will not be produced in the CHARACTER of the neighbor or a detriment to nearby properties if granted, because:

The proposed building will be located within Innisfree Garden's existing maintenance compound, where maintenance operations already occur. It will not alter the character of the neighborhood or adversely affect nearby properties.

2. The benefit sought by the applicant CANNOT be achieved by some method feasible for the applicant to pursue, other than an area variance, because:

Alternative locations were evaluated. The proposed location within the existing maintenance compound is the least impactful because it keeps maintenance activities consolidated. Relocating the building elsewhere would create greater impacts to the historic landscape, require establishment of a new maintenance area, and introduce additional visual, environmental, and operational impacts.

N/A

Dimensions of floor above second level:

N/A

Height from finished ground to top of ridge:

3. The amount of relief requested is not substantial because:

The practical impact of the requested relief is limited because the building will be located within an existing maintenance compound on a large parcel, screened by existing vegetation, and will not introduce a new use. The requested relief is the minimum necessary to keep maintenance operations consolidated and avoid greater impacts elsewhere on the property.

Proposed Alterations or Structural Changes Construction

Please describe building areas: N/A

Number of Floors and General Characteristics BEFORE Alterations:

4. The variance will NOT have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because:

The proposed building will not create significant physical or environmental impacts. It is located within an existing compound that is already disturbed and used for maintenance operations. Concentrating maintenance activities in this location avoids additional land disturbance elsewhere on the property.

Calculations of building area and lot coverage:

5. Has the alleged difficulty been self-created? ☒ Yes, or ☐ No Why:

While the need for the variance results from the proposed building location, that location was intentionally selected because it is the least impactful alternative and best preserves the historic landscape while consolidating maintenance operations.

Square footage of your lot:

2,000,000 sq. ft.

Percentage of coverage of your lot by building area:

4% = 15%

DESCRIPTION OF PROJECT

Please write N/A in any section which does not apply to your application.

For Demolition of Existing Building Areas

Please describe area being removed:

N/A

New Construction Areas (New Dwelling, New Additions, Pool):

Dimensions of first floor extension:

33' x 40' (1,320 square feet)

N/A

N/A

Dimensions of floor above second level:

N/A

Height (from finished ground to top of ridge):

17' - 7 1/2"

Is basement or lowest floor area being constructed? If yes, please provide height (above ground)

No

Submit manufacturer specifications for pools, sheds, etc.

Proposed Alterations or Structural Changes Construction

Please describe building areas: N/A

Number of Floors and General Characteristics **BEFORE** Alterations:

N/A

Number of Floors and Changes **WITH** Alterations:

N/A

Calculations of building areas and lot coverage:

Existing square footage of existing buildings on your property:

Approximately 2500 sq. ft.

Proposed increase of building coverage:

1,320 sq. ft.

Square footage of your lot:

2,500,344 sq. ft.

Percentage of coverage of your lot by building area:

~~15%~~ .15%

Purpose of New Construction

To support the stewardship and maintenance of Innisfree Garden by consolidating maintenance operations, incorporating and repurposing existing shipping containers as part of a permanent enclosed maintenance building, and providing secure storage for equipment, tools, materials, and supplies.

Please describe the land contours (flat, slope %, heavily wooded, marsh area, etc.) on your land and how it relates to the difficulty in meeting the code requirement (s):

The proposed building site is relatively flat and within the existing maintenance compound. Other locations would result in greater impacts due to wetlands, topography, circulation, visitor experience, and the historic landscape.

ADDITIONAL REQUIRED INFORMATION

Have any prior appeals been made with respect to this property?

☐ Yes ☒ NO

Such appeal(s) was (were) in the form of

☐ A requested interpretation

☐ A request for a variance

Name of Owner:

Date

Was appeal granted or denied?

Please provide copies of previously granted appeals.

Are there any Covenants or Restrictions concerning this land?

☐ Yes ☒ NO

If yes, please furnish a copy

Are the subject premises listed for sale on the real estate market?

☐ Yes ☒ No

Are there any proposals to change or alter land contours?

☐ No ☒ Yes please explain.

Limited grading associated with construction of the proposed building.

Are there any wetland areas or buffers on the parcel?

☒ Yes ☐ NO

Are those wetland areas or buffers shown on the survey submitted with this application?

☐ Yes ☒ NO

If your property contains ponds, wetlands or buffer areas, have you contacted the Building Department for its determination of jurisdiction?

☒ Yes ☐ NO

Does your application require Town, County, State, or Federal Permits?

☒ Yes ☐ NO

If yes, provide which agency and the type of application.

Town of Washington Building Department. Additional agency approvals will be obtained if required.

Has an application been made to or granted by any other entity, and by which agency? Provide copies

No

Are there any patios, structures, pools or fences that exist on your property that are not shown on the survey that you are submitting?

Yes ☒ NO ☒

If yes, please provide a plot plan showing all improvements.

Do you have any construction taking place at this time concerning your premises?

Yes ☒ NO ☒

Please submit a copy of your building permit and survey as approved by the Building Department

Describe the construction: _____

Do you or any co-owner also own other land adjoining or close to this parcel?

☒ Yes ☒ NO ☒ If yes, please label the proximity of your lands on your survey.

Please list present use or operations conducted at this parcel: Public garden and maintenance facilities.

and the proposed use: Same, with maintenance and equipment storage building.

(i.e. existing single family; proposed: same with garage, pool or other)

NOTARIZED STATEMENT

By submitting this application, I hereby swear/affirm that this variance is the MINIMUM that is necessary and adequate, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

I further swear/affirm that the information in this application is a truthful and honest representation of the property for which this request is made.

I further swear/affirm that I will make an appointment with the Zoning Administrator within five business days of this application to allow for an inspection of said property.

Agent must submit Owner Authorization Form

JESSICA HAMMOND
Notary Public, State of New York
Registration No. 01140044384
Qualified in Dutchess County
Commission Expires 12.17.2029

Laura Palmer
Laura Palmer
State of New York
County of Dutchess
Sworn before
20 day of August 2026

Place Notary Stamp here:

Jessica Hammond
Signature of Notary

ZBA AREA VARIANCE CHECKLIST TO BE COMPLETED BY APPLICANT.

Documents are required 21 days prior to a meeting. We suggest submitting earlier than 21 days to ensure the Town has a complete application. **ZBA will be delayed.**

REAL PROPERTY INFORMATION

Dutchess County Tax Map Number (1234-00-123456-0000)	6664-00-008099-0000
Property Street Address	362 Tyrrel Road, Millbrook, NY 12545
Check or N/A	
* ☒	A complete application form, neatly printed or typed, signed in ink and six copies.
* ☒	Scaled site plan drawings of proposed project in an 11x17 or larger format, prepared by a NYS licensed engineer or surveyor. Drawings should be folded with the packet and include the name of the property owner and address on the drawings. These drawings can include, but are not limited to, the following: - Site plan. - Floor plan(s). - Elevations. Any other details deemed necessary to explain this project. (Copies of pool plans, shed information, etc.)
* ☒	Survey maps of the property with the name of the property owner on the map. The map should be folded to fit in a legal sized file folder. The map must have the grid number legibly written on the back of the map.
* ☒	Legal proof of control of the property by ownership. (Deeds may be obtained from the Office of the Dutchess County Clerk or via the website: https://www.co.dutchess.ny.us/CountyClerkDocumentSearch/Search.aspx
☒	Certificates of occupancy for the subject premises. If any are lacking, please apply to the Building Department to either obtain them or to obtain an Amended Notice of Disapproval.
* ☒	New York State Environmental Assessment Form. The type of environmental assessment form to be submitted will depend on the scope of work and proposed use described in the application. Please refer to the New York State Department of Environmental Conservation's website at www.dec.ny.gov/permits/357.html for further information as well as printing required forms
* ☒	A set of at least four photographs labeled to show different angles of the yard areas after staking corners for new construction, and/or photos of building area to be altered.
* ☒	Application fee: Four hundred dollars (\$400.00) for the first variance One hundred twenty-five dollars (\$125.00) for each additional area variance (For example, if you need a side yard variance and a rear yard variance the fee will be \$525.00) An escrow fee may be requested by the ZBA. Minimum fee \$1500.00. Checks shall be made payable to "Town of Washington" Credit card payments are subject to an additional fee up to 2.95% charged by the credit card processing company.
*	A Flash Drive or PDF of all documents, except the application fee. A PDF may be emailed to ZBA@washingtonny.org referenced as "ZBA Application/Owner's Name"
N/A	A plot plan of all improvements if not shown on the survey map.
☒	Owner's affidavit providing permission for someone to act as their agent.

N/A	Approved Building Permit
N/A	Permits from other town, county, state or federal agencies.
* ✓✓	Owner's Endorsement
	APPLICANTS ARE RESPONSIBLE FOR PUBLICATION OF NOTICE OF PUBLIC HEARING & MAILING TO ADJACENT NEIGHBORS CONSULT with ZBA Clerk for Notice of Public Hearing & Neighbor List The following two requirements must be provided to the ZBA Clerk two weeks prior to the meeting or the application will be removed from the agenda.
	Affidavit of Publication from Poughkeepsie Journal
	Proof of Mailing to Adjacent Neighbors from the United States Post Office (USPS Certified Mail Receipt for each neighbor)

Innisfree Garden

Area Variance Application – Proposed Maintenance & Equipment Storage Building

Innisfree Garden is a 185-acre public garden in Millbrook, New York, listed on the National Register of Historic Places. The Innisfree Foundation is committed to preserving this significant landscape while providing the facilities necessary to care for it responsibly.

Innisfree is seeking a side-yard area variance to construct a 33' × 40' maintenance and equipment storage building within the garden's existing maintenance compound. This is not a new maintenance use or location; maintenance operations, equipment, materials, and storage are already concentrated here.

The proposed building is a simple pre-engineered metal structure that will incorporate and repurpose existing shipping containers currently used for maintenance storage. It will provide protected space for tractors and other equipment while making better use of existing infrastructure.

The project is supported in part by a New York State grant to improve Innisfree's maintenance infrastructure and support long-term stewardship of the garden. Innisfree has also invested in new equipment, but we do not have adequate space to protect it from the weather. Equipment is consequently dispersed around the property, including in visitor areas. A tractor, for example, is stored under the carport of an existing cottage.

We considered other locations before selecting the proposed site. Although Innisfree encompasses 185 acres, much of the property is part of the historic designed landscape or constrained by wetlands, topography, circulation, and visitor use. A maintenance facility elsewhere would disturb another area and extend maintenance operations to a location where they do not currently occur. The proposed site uses an existing, already disturbed maintenance compound, existing service access, and storage infrastructure.

The new building will allow Innisfree to consolidate equipment, tools, materials, and supplies where maintenance already occurs, protect valuable equipment, and remove equipment from visitor areas. It will also allow the existing maintenance building to eventually be repurposed for educational and programmatic use.

The proposed location is therefore the least disruptive and most appropriate location for the building. The requested side-yard variance allows Innisfree to improve an established maintenance area rather than create impacts elsewhere in the historic landscape.

The Innisfree Foundation respectfully requests approval of the area variance for this necessary improvement within its existing maintenance area.

PROJECT DESIGN CRITERIA

GOVERNING CODE: IBC 2024
RISK CATEGORY: II
ROOF DEAD LOAD: 3 psf
ROOF COLLATERAL LOAD: 3 psf
GROUND SNOW LOAD: 69 psf Ct = 1.2
ROOF SNOW LOAD: 57.96 psf
ROOF LIVE LOAD: 20 psf (REDUCIBLE)
WIND ENCLOSURE: ENCLOSED
WIND SPEED: 113 mph
WIND EXPOSURE: C
Ss: 0.200 Sds: 0.160
Sl: 0.047 Sdl: 0.067
SEISMIC DESIGN CATEGORY: A
R=3, OMEGA=3, Cd=3

WIND DESIGN OF LATERAL FORCE-RESISTING SYSTEMS IS BASED ON THE DIRECTIONAL DESIGN PROCEDURE OF ASCE 7-22, CHAPTER 27.

SEISMIC DESIGN OF LATERAL FORCE-RESISTING SYSTEMS ARE AS FOLLOWS:

-- TRANSVERSE & LONGITUDINAL: NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE (ASCE 7, TABLE:12.2-1)

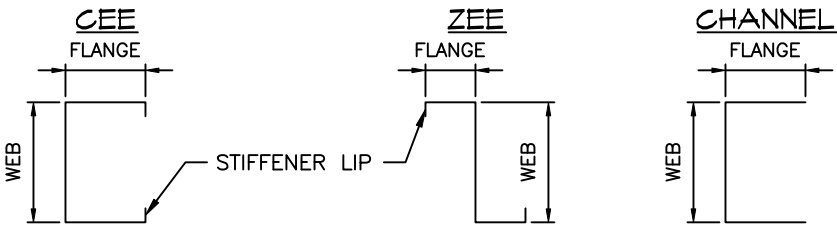
DESIGN BASE SHEAR: IS SHOWN ON CALCULATION SHEET M2.

IMPORTANT: IN ADDITION TO THESE ENGINEERING PLANS (WHICH ALWAYS TAKE PRECEDENCE), YOU SHOULD HAVE THE FOLLOWING FROM ACT BUILDING SYSTEMS:

- CONSTRUCTION PACKAGE
- INSTALLATION MANUALS
- CONSTRUCTION VIDEOS

PLEASE CONTACT YOUR SALES REP IF YOU HAVE NOT RECEIVED THESE PRIOR TO STARTING CONSTRUCTION.

COMPONENT DIAGRAM



DEFLECTION LIMITS

PURLINS:	L/150 (STD)
GIRTS:	L/90 (STD)
EW WIND COLUMNS:	L/120 (STD)
WALL PANEL:	L/60 (STD)



7/7/2026

Structural Engineering by:
Metal Building Engineering, LLC
Fountain Inn, SC 29644
engsupport@actbuildingsystems.com

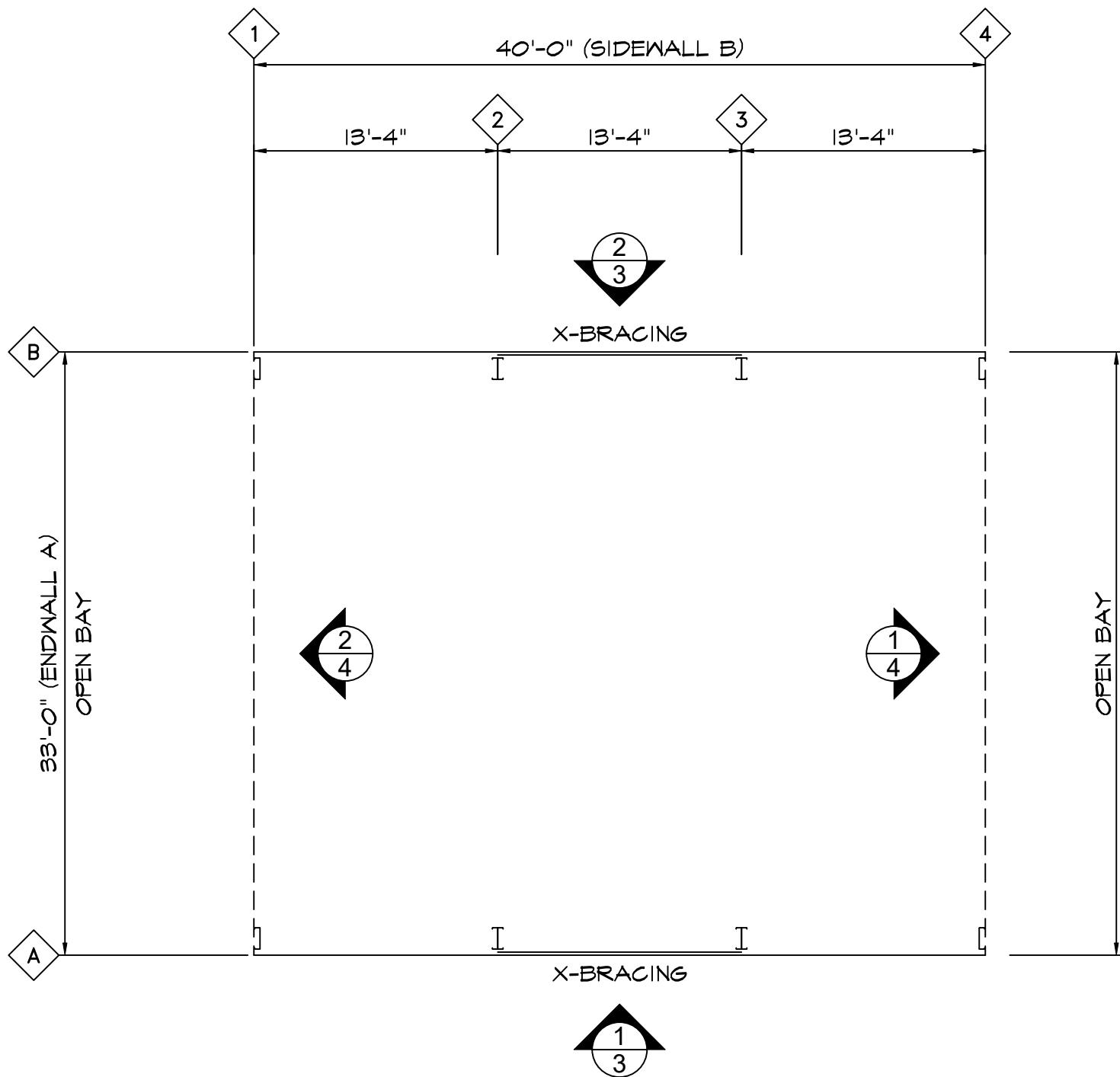


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SYSTEMS®

DISTRIBUTOR:
Dennis Lounsbury Builders
JOB NAME: Innisfree Garden
JOB ADDRESS: 362 Tyrrel Road
Millbrook, NY 12545

DRAWN DP
CHECKED KM
DATE 7/7/2026
JOB NO. VFOZ1030744385

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NOTE : THE FOUNDATION AND THE COLUMN BASE ATTACHMENTS FOR THE BUILDING SHOWN ON THESE DRAWINGS SHALL BE DESIGNED, ENGINEERED, AND PROVIDED BY OTHERS. COLUMN BASE REACTIONS ARE INCLUDED ON THESE STAMPED ENGINEERING DRAWINGS AND CALCULATIONS.

THE METAL BUILDING PLANS SPECIFY THE ANTICIPATED ANCHOR DIAMETER AND QUANTITY TO TRANSFER FORCES FROM THE METAL COMPONENTS TO THE FOUNDATION. THE FOUNDATION DESIGN, AND ANCHOR SPECIFICATIONS, ARE THE RESPONSIBILITY OF THE END OWNER AND/OR THE REGISTERED PROFESSIONAL ENGINEER RESPONSIBLE FOR THE FOUNDATION DESIGN.

NOTE: SEE "TYP. FRAME CROSS-SECTION" DETAIL ON SHEET 3 FOR SPECIFIC FRAME DETAIL INFORMATION.

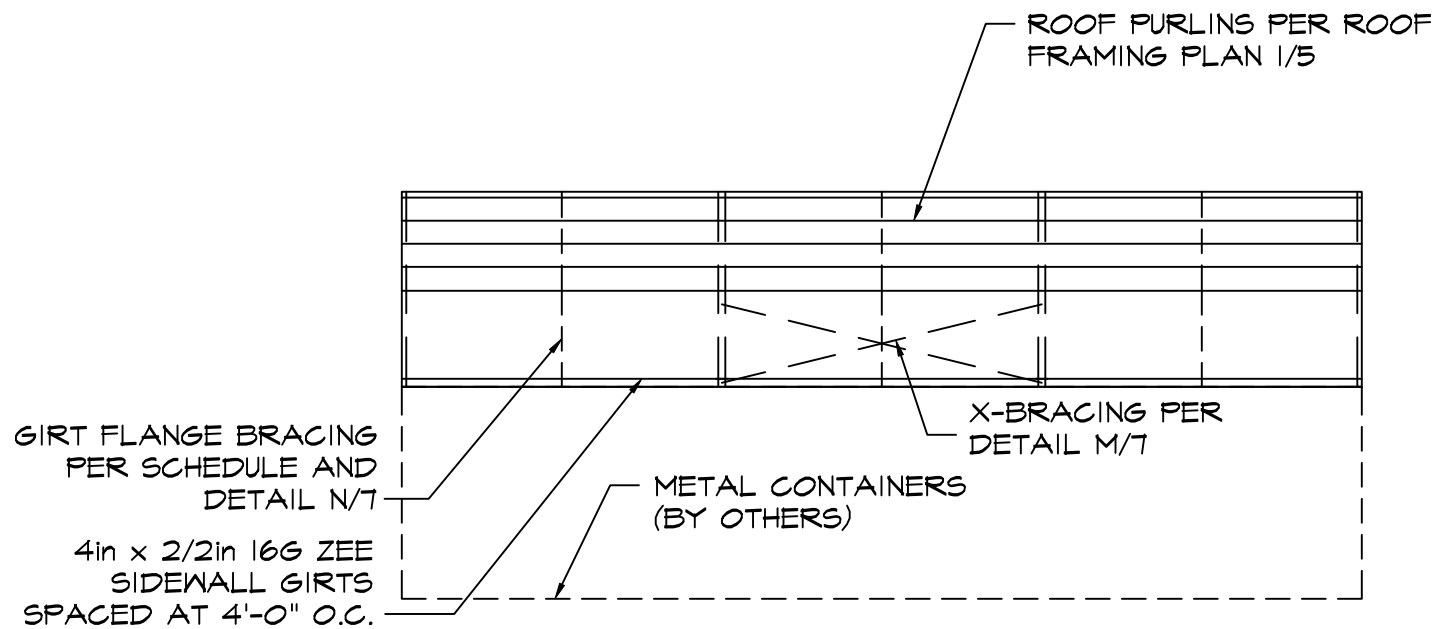
NOTE: STRUCTURE WILL ATTACH TO CONTAINERS (BY OTHERS). ATTACHMENT TO BE ENGINEERED BY OTHERS.

BUILDING LAYOUT PLAN
SCALE: 1/8" = 1'-0"

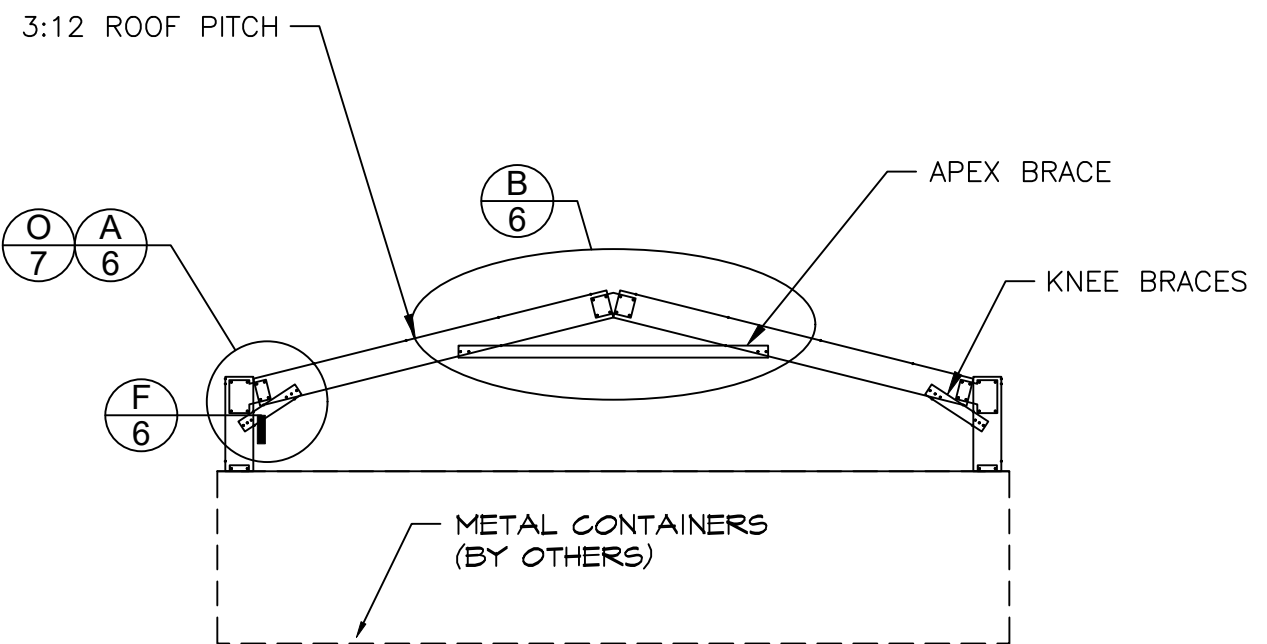
Kyle McDonough

7/7/2026

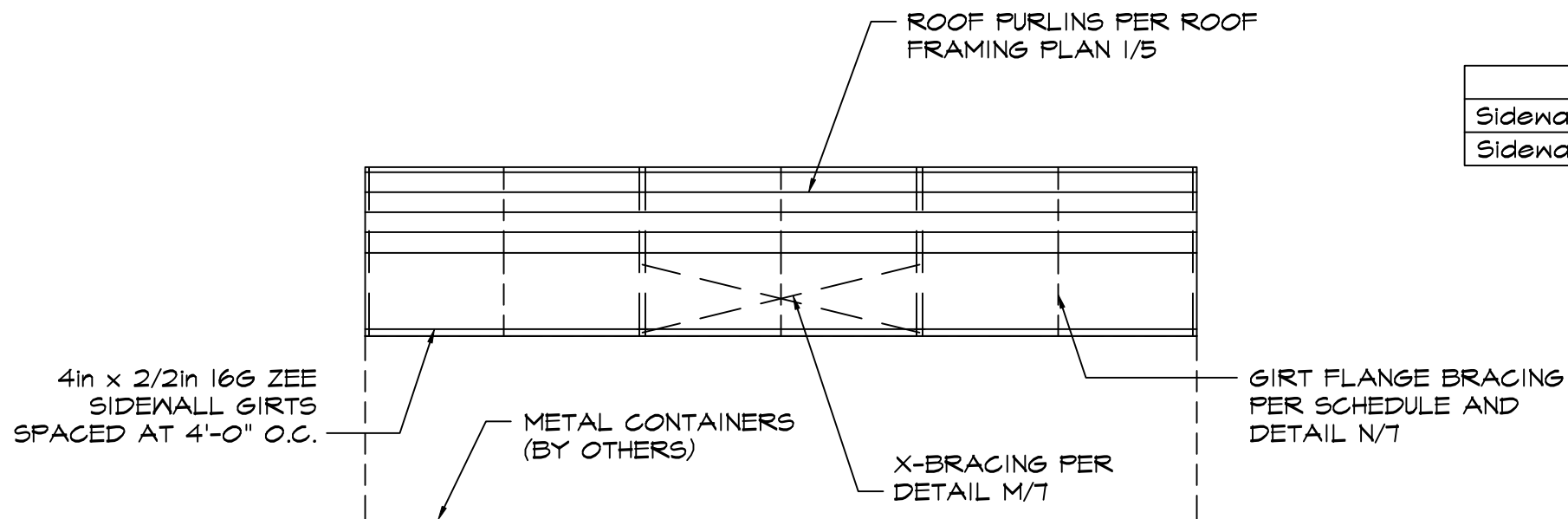
Structural Engineering by: Metal Building Engineering, LLC Fountain Inn, SC 29644 engsupport@actbuildingssystems.com	
DISTRIBUTOR: Dennis Lounsbury Builders JOB NAME: Innisfree Garden JOB ADDRESS: 362 Tyrrel Road Millbrook, NY 12545	
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2 **SIDEWALL 'B' EXTERIOR ELEVATION**
3 SCALE: 1/8" = 1'-0"



3 **TYP. FRAME CROSS-SECTION**
3 SCALE: 1/8" = 1'-0" FRAMES 2, 3



1 **SIDEWALL 'A' EXTERIOR ELEVATION**
3 SCALE: 1/8" = 1'-0"

GIRT FLANGE BRACING SCHEDULE

	BAY #1	BAY #2	BAY #3
Sidewall 'A'	M/S	M/S	M/S
Sidewall 'B'	M/S	M/S	M/S

M/S = MIDSPAN



Structural Engineering by:

Metal Building Engineering, LLC

Fountain Inn, SC 29644

engsupport@actbuildingsystems.com

DISTRIBUTOR:

Dennis Lounsbury Builders

JOB NAME:

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Millbrook, NY 12545

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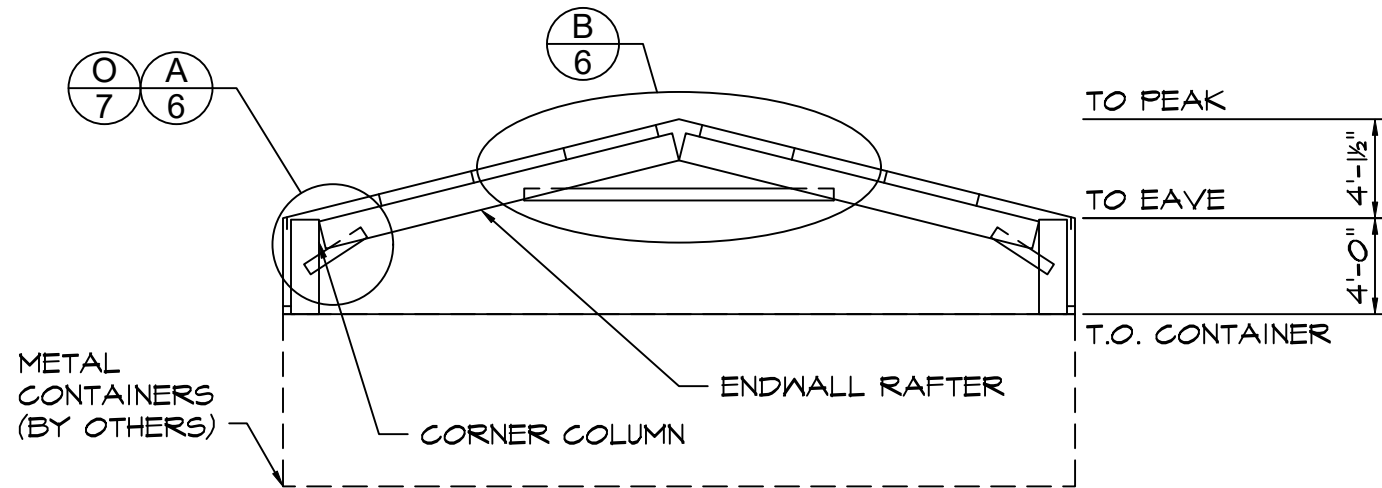
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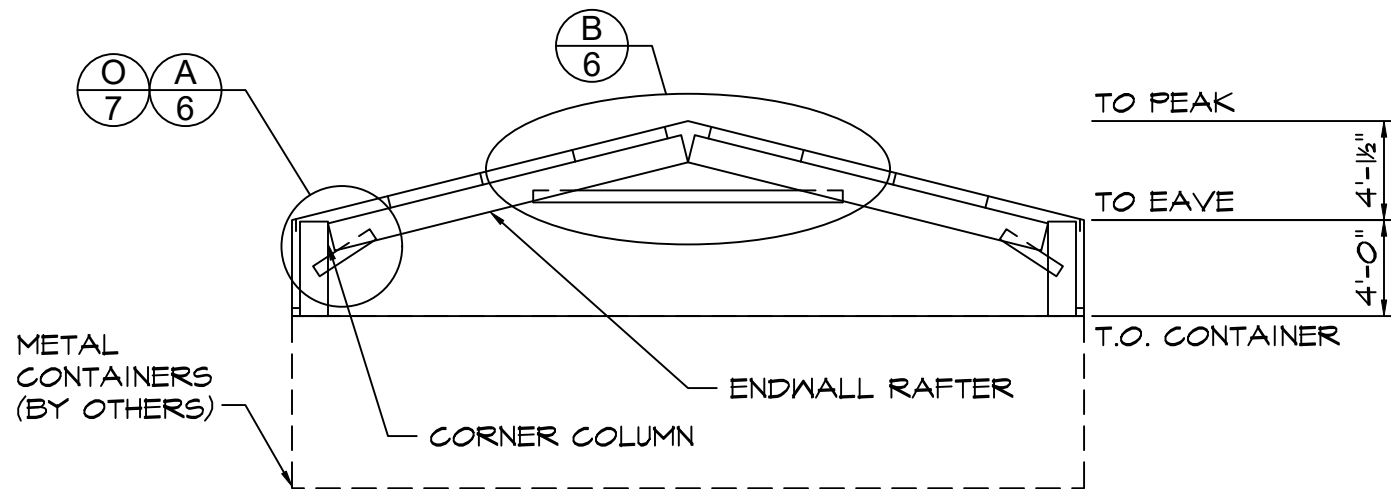
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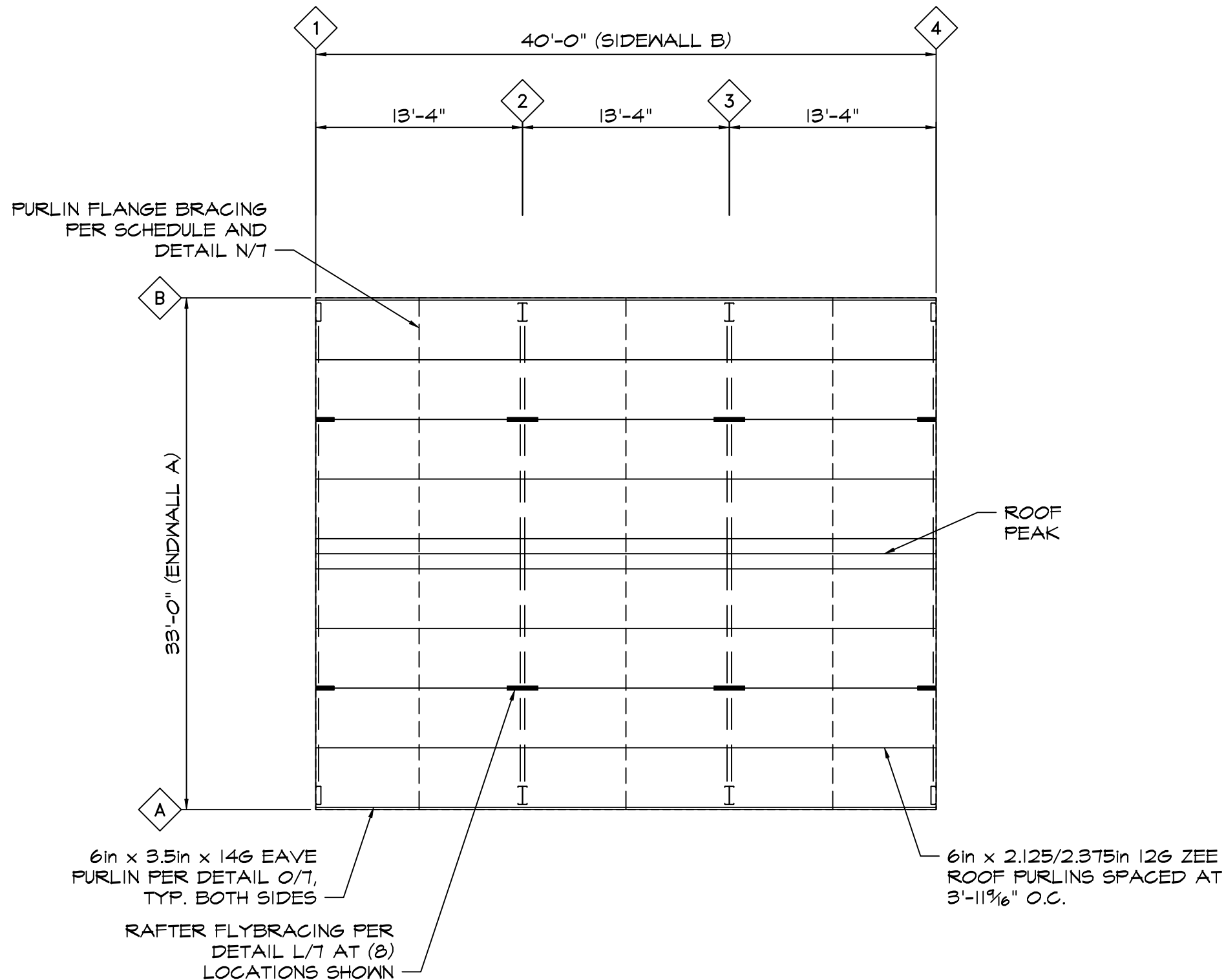
1 ENDWALL 'B' INTERIOR ELEVATION
4 SCALE: 1/8" = 1'-0" FRAME #4



2 ENDWALL 'A' INTERIOR ELEVATION
4 SCALE: 1/8" = 1'-0" FRAME #1



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1 ROOF FRAMING PLAN
5 SCALE: 1/8" = 1'-0"

PURLIN FLANGE BRACING SCHEDULE

	BAY #1	BAY #2	BAY #3
Main Roof	M/S	M/S	M/S

M/S = MIDSPAN

ROOF DIAPHRAGM NOTE

ROOF SHEETING IS USED AS DIAPHRAGM
TO BRACE THE BUILDING AND IS NOT TO
BE CUT UNDER ANY CIRCUMSTANCES



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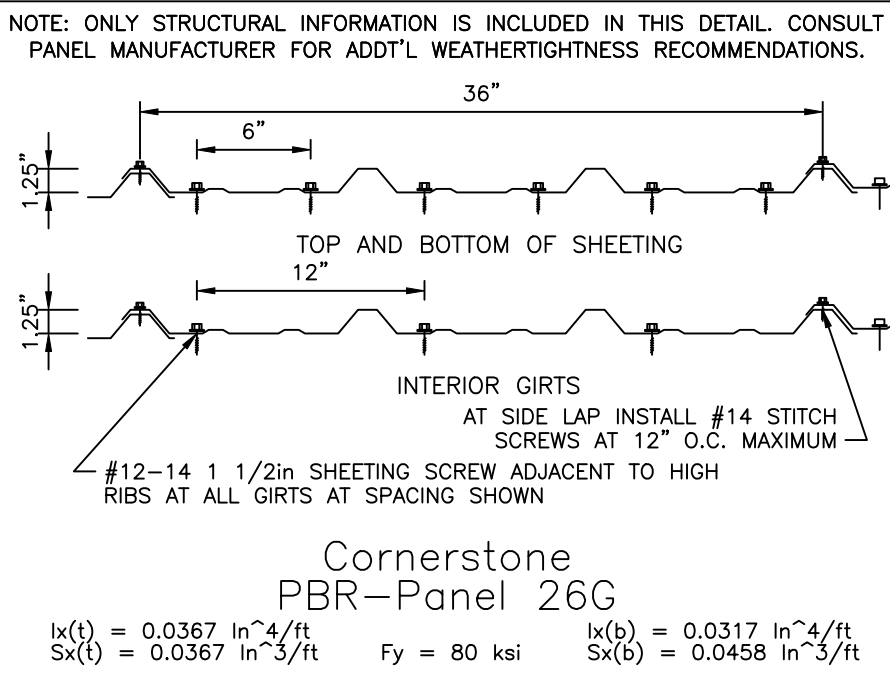
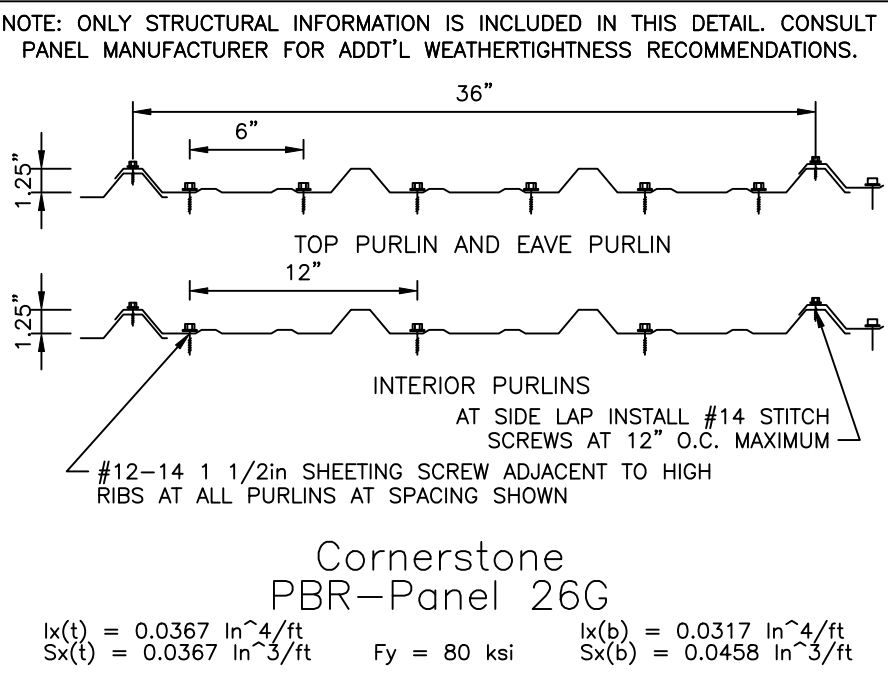
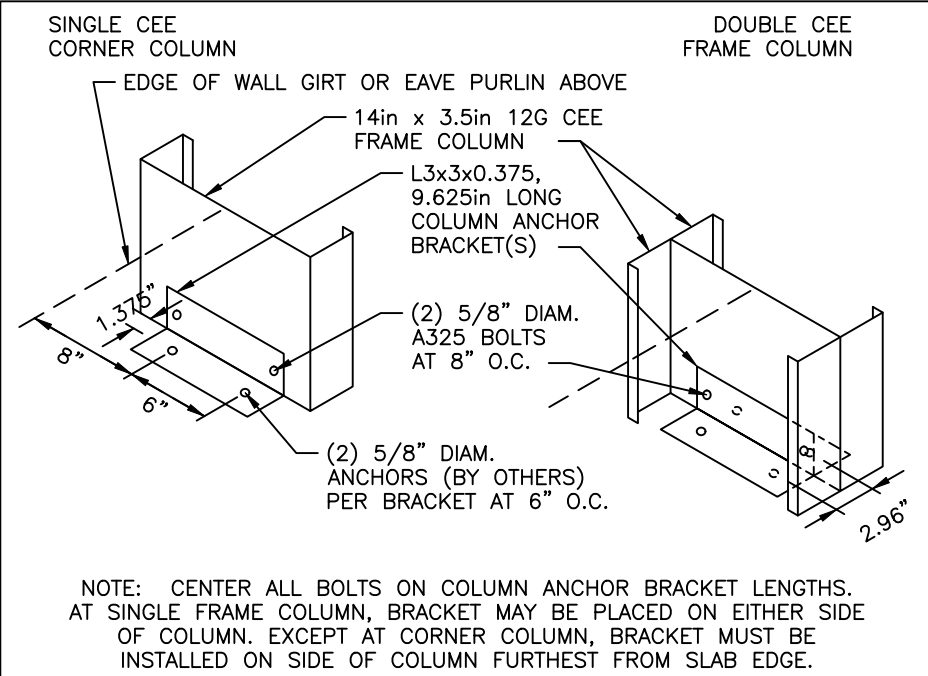


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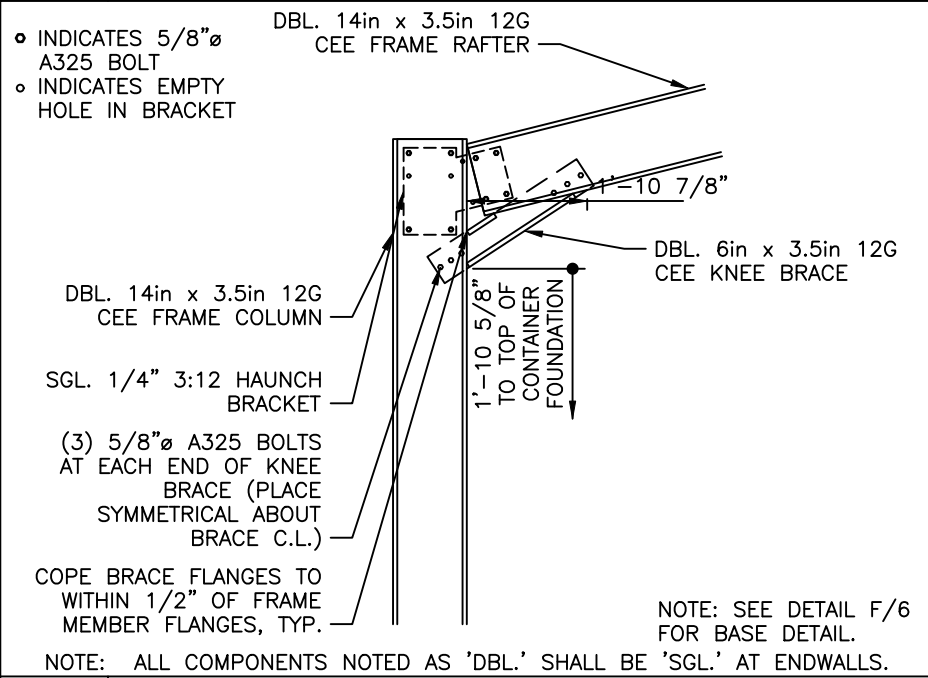
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FRAME COLUMN BASE DETAIL

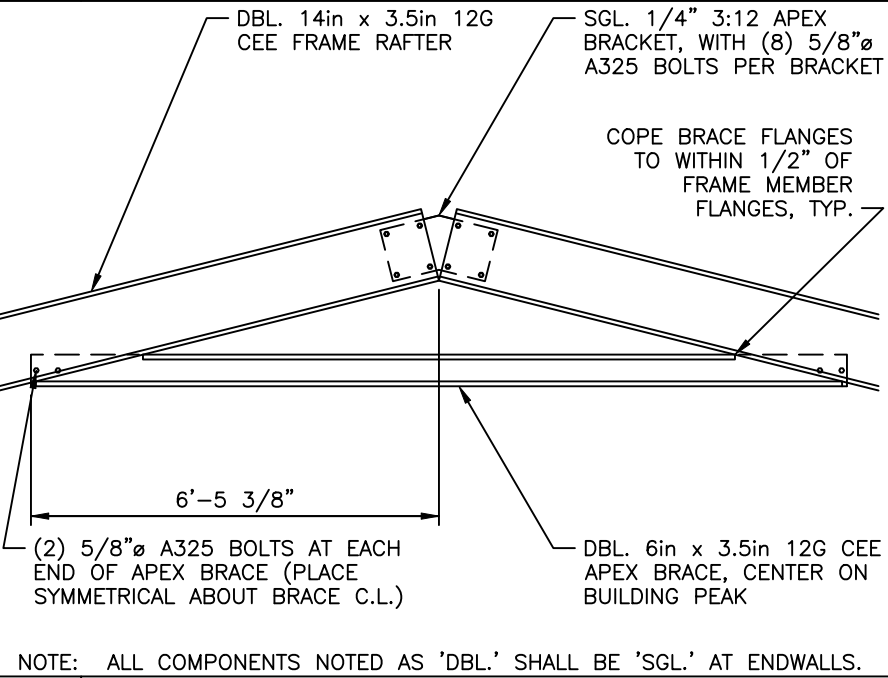


A

HAUNCH CONNECTION

H

ROOF SHEETING

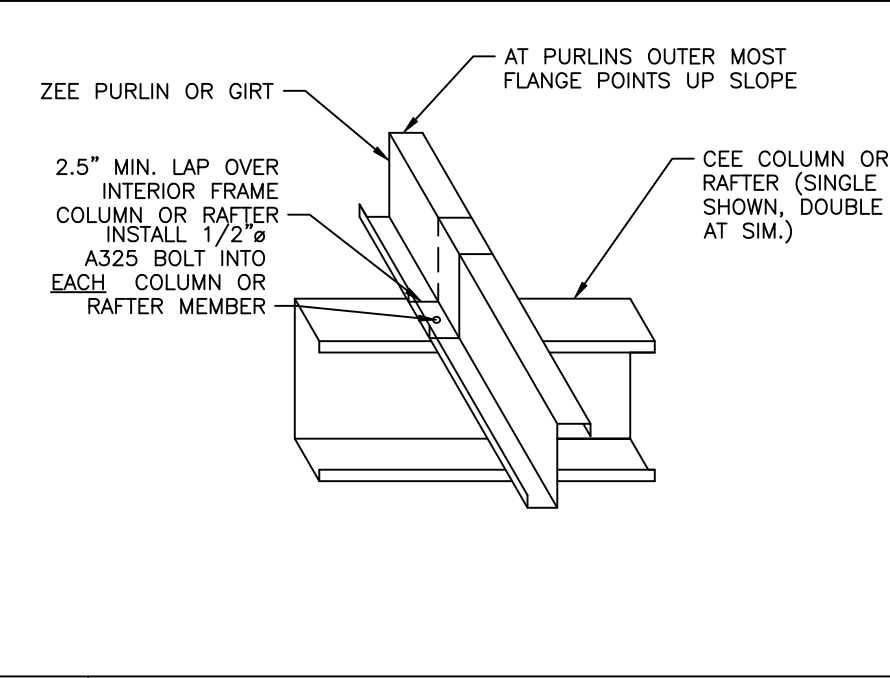


B

APEX CONNECTION

I

WALL SHEETING



D

ZEE PURLIN/GIRT CONNECTION



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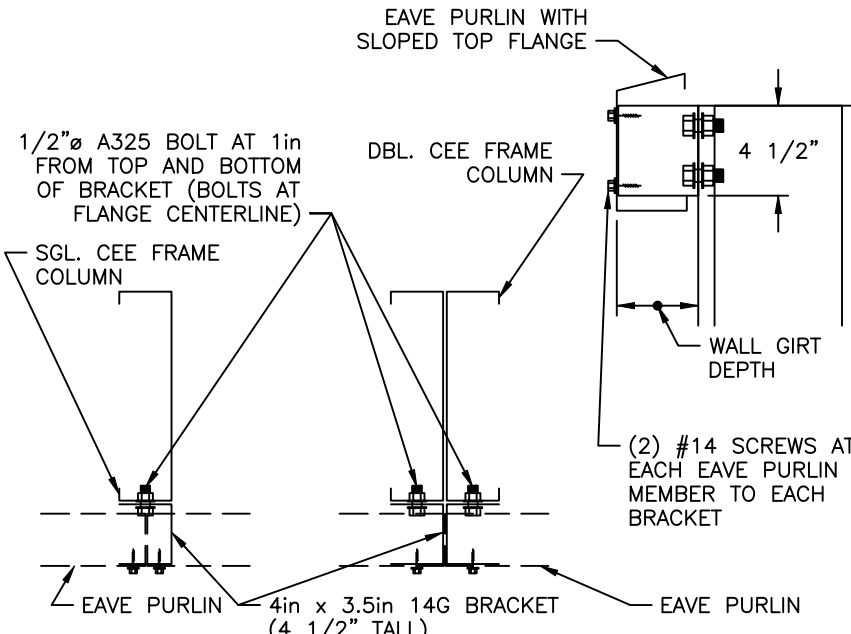
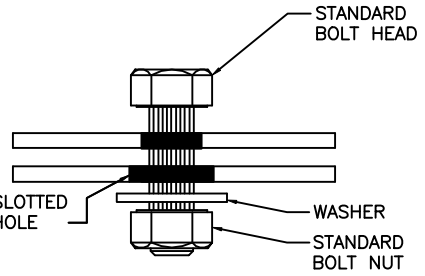
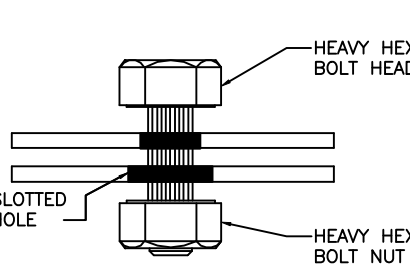
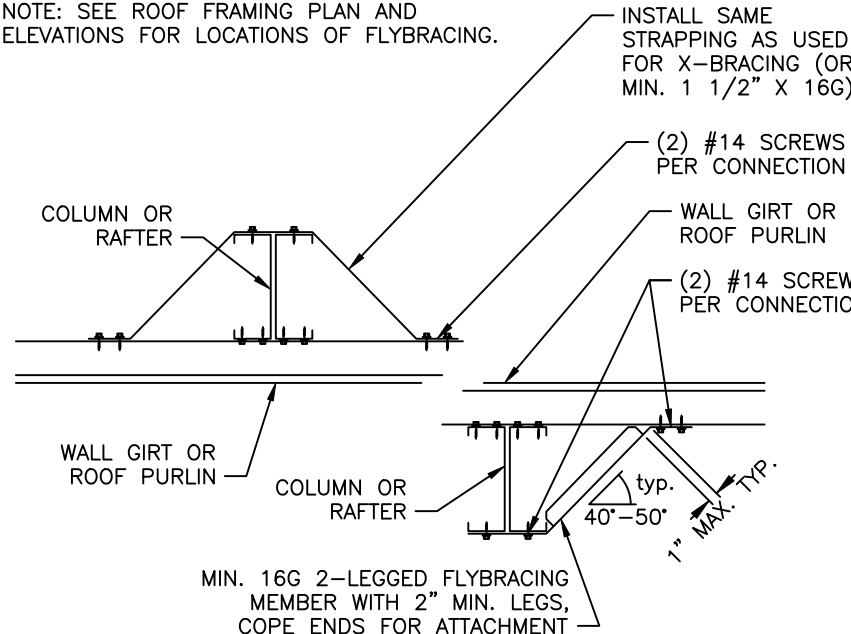
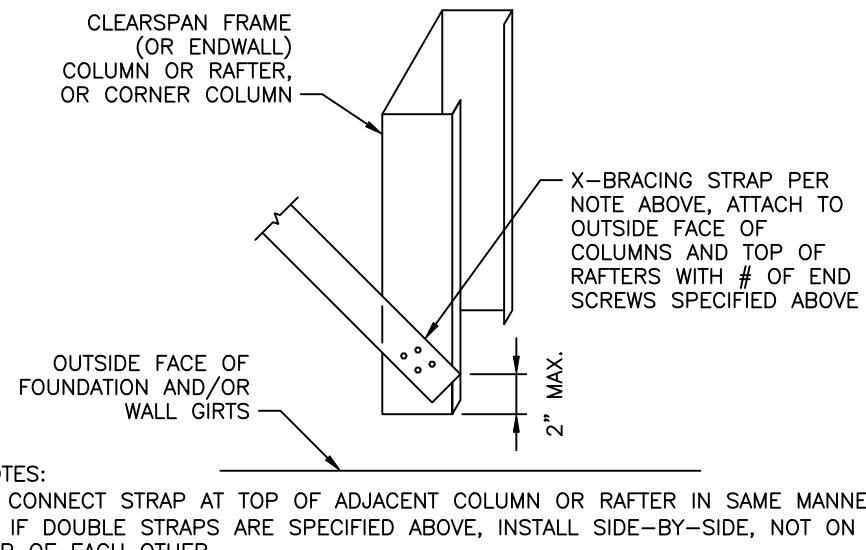
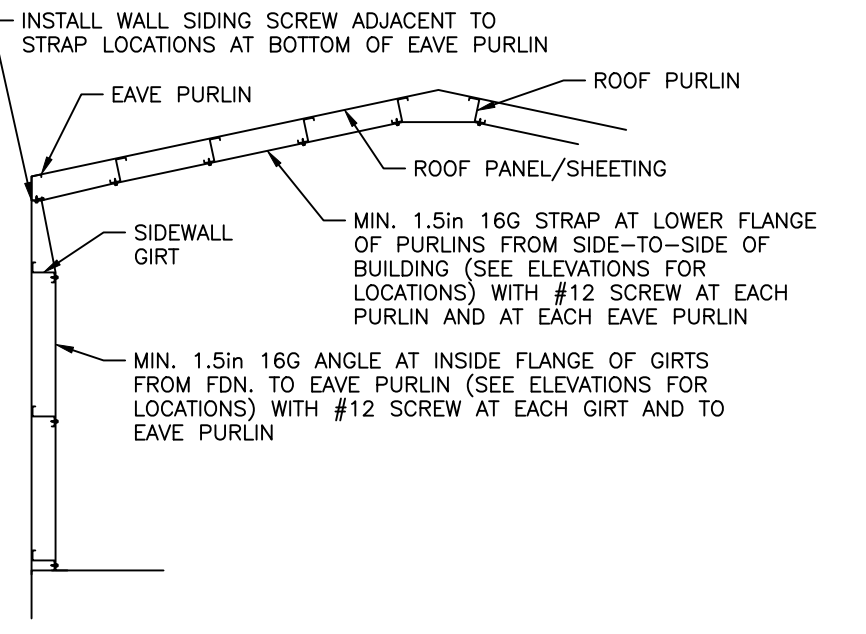
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	OPTION 1  STANDARD BOLT HEAD WASHER STANDARD BOLT NUT SLOTTED HOLE	OPTION 2  HEAVY HEX BOLT HEAD HEAVY HEX BOLT NUT SLOTTED HOLE NOTE: NO ADDITIONAL WASHER REQUIRED
O EAVE PURLIN BRACKET	T	BOLT OPTIONS
NOTE: SEE ROOF FRAMING PLAN AND ELEVATIONS FOR LOCATIONS OF FLYBRACING. 	ENDWALL: N/A SIDEWALLS: SGL. 1.5in 14G STRAP WITH (4) #14 SCREWS AT EACH END  NOTES: 1) CONNECT STRAP AT TOP OF ADJACENT COLUMN OR RAFTER IN SAME MANNER. 2) IF DOUBLE STRAPS ARE SPECIFIED ABOVE, INSTALL SIDE-BY-SIDE, NOT ON TOP OF EACH OTHER.	
L FLYBRACING CONNECTION	M WALL X-BRACING CONNECTION	N PURLIN AND GIRT FLANGE BRACING



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STRUCTURAL GENERAL NOTES

1. DRAWING USAGE:
ENGINEERING SEAL IS VALID FOR THE CONSTRUCTION OF A SINGLE BUILDING AT THE JOB ADDRESS SHOWN IN DRAWING TITLEBLOCK. ANY OTHER USE OF THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM CORNERSTONE (COR) AND METAL BUILDING ENGINEERING, LLC IS PROHIBITED.
2. DRAWING SEAL REQUIREMENTS:
THESE DRAWINGS SHALL BE SIGNED AND SEALED BY THE PROFESSIONAL ENGINEER FROM THE FIRM SHOWN IN THE TITLEBLOCK, IN ACCORDANCE WITH THE REQUIREMENTS OF THE JOBSITE JURISDICTION (WET, DIGITAL, OR IMPRINT.). IF THIS DRAWING SET HAS BEEN RECEIVED WITHOUT THE SEAL AND SIGNATURE THEY SHALL BE CONSIDERED INVALID AND NOT FOR PERMITTING OR CONSTRUCTION. THE PROFESSIONAL ENGINEER ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR DRAWINGS MODIFIED WITHOUT THE SEAL AND SIGNATURE.
3. CONTRACTOR RESPONSIBILITIES:
CONTRACTOR SHALL VERIFY AND CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS. METAL BUILDING ENGINEERING, LLC (ENGINEER) SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS PRIOR TO START OF WORK.
CONTRACTOR MUST SUBMIT IN WRITING ANY REQUEST FOR MODIFICATION TO THE PLANS AND/OR SPECIFICATIONS AND NO STRUCTURAL CHANGES FROM THE APPROVED PLANS SHALL BE MADE IN THE FIELD UNLESS, PRIOR TO MAKING CHANGES, WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER. SHOP DRAWINGS SUBMITTED TO THE ENGINEER FOR REVIEW DO NOT CONSTITUTE "IN WRITING" UNLESS IT IS NOTED THAT SPECIFIC CHANGES ARE BEING REQUESTED. IF CHANGES ARE MADE WITHOUT WRITTEN APPROVAL, SUCH CHANGES SHALL BE THE LEGAL AND FINANCIAL RESPONSIBILITY OF THE CONTRACTOR OR SUB-CONTRACTORS INVOLVED AND IT SHALL BE THEIR FULL RESPONSIBILITY TO REPLACE OR REPAIR THE CONDITION AS DIRECTED BY THE ENGINEER.
CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING ERECTION. THESE TEMPORARY PROVISIONS SHALL REMAIN IN PLACE UNTIL SUFFICIENT PERMANENT MEMBERS ARE ERECTED TO INSURE THE SAFETY OF PARTIALLY ERECTED STRUCTURES. CONTRACTOR IS RESPONSIBLE FOR MEETING ALL LAWS REGULATING THE ERECTION OF STEEL BUILDINGS.
THESE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. BUILDING IS NOT CONSIDERED COMPLETE UNTIL THE INSTALLATION OF ALL COMPONENTS AND DETAILS SHOWN HEREIN ARE INSTALLED ACCORDING TO THE DRAWINGS.
4. ENGINEERING:
THIS METAL BUILDING SHOWN ON THESE PLANS HAS BEEN REVIEWED BY METAL BUILDING ENGINEERING, LLC FOR CONFORMITY ONLY TO THE STRUCTURAL DESIGN PORTIONS OF THE GOVERNING CODE, ONLY ENGINEERED TO THE CODE AND NO KNOWLEDGE OF ADDITIONAL ITEMS ADDED..... THE BUILDING OWNER IS RESPONSIBLE TO SEEK PROFESSIONAL ADVICE OR ADDITIONAL LICENSED PROFESSIONALS IN ADDRESSING ANY OTHER CODE REQUIREMENTS (INCLUDING, BUT NOT LIMITED TO, FIRE AND LIFE SAFETY, ENVIRONMENTAL, ACCESSIBILITY, HVAC, PLUMBING, OR ELECTRICAL) THAT MAY APPLY TO THIS PROJECT. AS THESE ADDITIONAL REQUIREMENTS FALL OUTSIDE THE STRUCTURAL DESIGN, METAL BUILDING ENGINEERING, LLC SHALL NOT ACT AS THE ENGINEER OR ARCHITECT OF RECORD OR THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR THE ENTIRETY OF THE PROJECT.
DRAWINGS SCALES INDICATED ON DRAWINGS ARE APPROXIMATE AND INTENDED TO BE USED FOR REFERENCE ONLY. DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES.
THESE DOCUMENTS ARE STAMPED ONLY AS TO THE COMPONENTS FURNISHED BY COR. IT IS THE RESPONSIBILITY OF THE PURCHASER TO COORDINATE DRAWINGS PROVIDED BY METAL BUILDING ENGINEERING, LLC WITH OTHER PLANS AND/OR OTHER COMPONENTS THAT ARE PART OF THE OVERALL PROJECT. IN CASES OF DISCREPANCIES, DRAWINGS PROVIDED BY METAL BUILDING ENGINEERING, LLC SHALL GOVERN. THE UNDERSIGNED ENGINEER WILL NOT SUPERVISE THE FABRICATION OR ERECTION OF THIS STRUCTURE
5. INSPECTIONS:
ALL PROJECT INSPECTIONS AND TESTING REQUESTED BY BUILDING DEPARTMENT SHALL BE AT OWNER'S EXPENSE. THE INSPECTION AND/OR TESTING AGENCIES SHALL BE ACCREDITED AND APPROVED BY THE BUILDING DEPARTMENT. METAL BUILDING ENGINEERING, LLC SHALL NOT BE ONSITE NOR INVOLVED IN THE PROJECT INSPECTIONS, OTHER THAN BEING FURNISHED THE INSPECTION / TESTING REPORTS WHEN IT WILL IMPACT THE CURRENT BUILDING DESIGN.
6. SOIL REQUIREMENTS:
ALLOWABLE SOIL BEARING VALUE INDICATED ON DRAWING SHEET 1 OCCURS AT 12" BELOW FINISH GRADE, OR EXISTING NATURAL GRADE, OR AT FROST DEPTH SPECIFIED BY BUILDING DEPARTMENT, WHICHEVER IS THE LOWEST ELEVATION. FOUNDATION DESIGN SHOWN ASSUMES BOTTOM OF FOOTING BEARS ON NATIVE SOILS.
FOUNDATION DESIGN SHOWN DOES NOT ACCOUNT FOR EXPANSIVE SOIL CONDITIONS OR FOR CONCRETE THAT WILL BE EXPOSED TO SULFATE CONTAINING SOLUTIONS OR CHLORIDES. OWNER SHALL CONTACT ENGINEER PRIOR TO CONSTRUCTION IF ANY OF THESE CONDITIONS EXIST.
7. CONCRETE REQUIREMENTS:
COR AND & METAL BUILDING ENGINEERING, LLC ARE NOT RESPONSIBLE FOR PROJECT FOUNDATION DESIGN. THE FOUNDATION DESIGN IS THE RESPONSIBILITY OF A REGISTERED PROFESSIONAL ENGINEER. THIS IS NOT DETERMINED OR COORDINATED BY COR AND METAL BUILDING ENGINEERING, LLC, AS THE FOUNDATION DESIGN FOR THIS PROJECT IS 'BY OTHERS'. IT IS THE RESPONSIBILITY OF THE FOUNDATION ENGINEER TO VERIFY THAT SUFFICIENT EDGE DISTANCE IS PROVIDED FOR ALL ANCHORS.

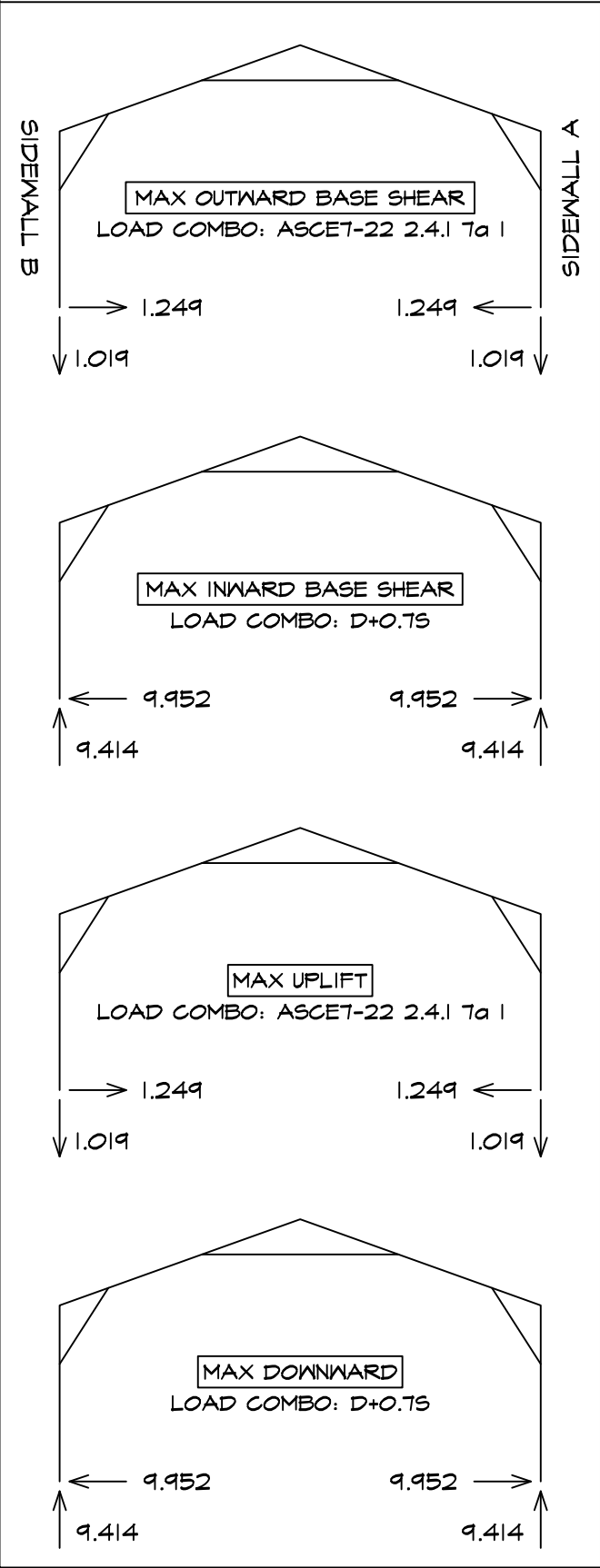
8. STRUCTURAL STEEL REQUIREMENTS:
ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 (Fy MIN. OF 36000 psi), U.N.O. ALL BOLTS SHALL CONFORM TO ASTM A325, U.N.O. BOLT HOLE DIAMETERS SHALL BE 1/16" LARGER THAN NOMINAL BOLT DIAMETER. ALL INSTALLATION SHALL BE IN ACCORDANCE WITH AISC "CODE OF STANDARD PRACTICE".
NO WELDING IS REQUIRED ON THIS JOB.
9. LIGHT GAUGE STRUCTURAL STEEL REQUIREMENTS:
ALL LIGHT GAUGE STEEL FRAMING MATERIAL AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN IRON AND STEEL INSTITUTE (AISI) "NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".
ALL LIGHT GAUGE STEEL MATERIAL SHALL CONFORM TO ASTM A653 HAVING A MINIMUM YIELD STRENGTH OF 55000 psi. THE GRADE AND ASTM SPECIFICATION NUMBER SHALL BE INDICATED BY PAINTING, DECAL, TAGGING, OR OTHER SUITABLE MEANS, ON EACH LIFT OR BUNDLE OF FABRICATED ELEMENTS.
UNLESS NOTED OTHERWISE, CEE, ZEE, AND CHANNEL MEMBERS' WEB AND FLANGE DIMENSIONS (IN INCHES) SHALL BE AS NOTED IN DETAILS IN THE FOLLOWING FORMAT: [WEB DEPTH]in x [FLANGE WIDTH]in [GAUGE]G. FOR ZEES WITH UNEQUAL FLANGES, THE WIDTHS FOR BOTH FLANGES WILL BE LISTED, SEPARATED BY A " / ". MIN. FLANGE STIFFENER LIPS SHALL BE 0.813" FOR 12G CEES, 0.800" FOR 14G CEES, 0.773" FOR 16G CEES, 0.900" FOR 12G ZEES, 0.750" FOR 14G ZEES, AND 0.750" FOR 16G ZEES. ALL BEND RADIUSES SHALL BE .1875". FOR ANGLES, THE FIRST TWO NUMBERS ARE THE LEG DIMENSIONS.
DECIMAL THICKNESS OF THE DELIVERED LIGHT GAUGE STEEL MATERIAL, ACCORDING TO NOMINAL GAUGES, SHALL MEET OR EXCEED 95% THE FOLLOWING DESIGN VALUES
- | GAUGE NO. | DECIMAL THICKNESS, IN. | GAUGE NO. | DECIMAL THICKNESS, IN. | GAUGE NO. | DECIMAL THICKNESS, IN. |
|-----------|------------------------|-----------|------------------------|-----------|------------------------|
| 10 | 0.135 | 14 | 0.070 | 18 | 0.048 |
| 12 | 0.105 | 16 | 0.059 | 20 | 0.036 |
- EXCEPT AS SHOWN ON DRAWINGS, CEE COLUMN AND RAFTER MEMBERS SHALL NOT BE DRILLED OR NOTCHED WITHOUT PRIOR APPROVAL OF THE ENGINEER. DOOR JAMB, ROOF PURLIN, AND WALL GIRT ENDS MAY HAVE FLANGES COPED 3" MAX. IF CONNECTION IS MADE TO PERPENDICULAR MEMBER.. ROUND HOLES MAY BE DRILLED THROUGH ANY GIRT OR PURLIN MEMBER WITHIN THE MIDDLE THIRD OF THE DEPTH OF THAT MEMBER AND NOT WITHIN 24" OF MEMBER END (FIELD-DRILLED BOLT HOLES INDICATED AT ENDS OF KNEE OR APEX BRACE WEBS AND SHOP-PUNCHED HOLES IN BRACE FLANGES EXCEPTED).
ALL BOLTS USED TO CONNECT LIGHT GAUGE MATERIAL SHALL CONFORM TO ASTM A325. BOLTS TO BE SNUG TIGHT PER THE RCSC AND AISC SPECIFICATIONS, UNLESS SPECIFICALLY NOTED OTHERWISE. BOLTS SHALL BE SPACED NO LESS THAN 3 BOLT DIAMETERS BETWEEN CENTERS. DISTANCE FROM BOLT CENTER TO THE END OR EDGE OF ANY LIGHT GAUGE MEMBER SHALL BE A MIN. OF 1.5 BOLT DIAMETERS. ALL SCREWS USED TO CONNECT LIGHT GAUGE MATERIAL SHALL BE SELF-DRILLING SCREWS AND SHALL HAVE A MIN. TENSILE BREAKING STRENGTH OF 100,000 psi. SCREWS SHALL BE SPACED NO LESS THAN 3 TIMES THE NOMINAL SCREW DIAMETER ON CENTER. EDGE AND END DISTANCE FROM THE CENTER OF A SCREW TO THE EDGE OR END OF ANY CONNECTED PART SHALL NOT BE LESS THAN 1.5 TIMES THE NOMINAL SCREW DIAMETER, PER AISI S100, SECTION J4. UNLESS NOTED OTHERWISE, ALL REFERENCES TO 'SCREWS' CONNECTING MATERIAL THICKER THAN 20 ga. SHALL BE MIN. #14 SCREWS AND SHALL HAVE MIN. 14 THREADS PER INCH.
SCREW ROOT DIAMETERS SHALL NOT BE LESS THAN: #14 SCREW: .200" #12 SCREW: .177" #10 SCREW: .153"
10. STEEL ROOF AND WALL PANELS (CLADDING):
LIGHT GAUGE STEEL ROOF AND WALL PANELS SHALL CONFORM TO ASTM A653 AND THE STEEL DECK INSTITUTE SPECIFICATIONS AND HAVE A MIN. YIELD STRENGTH OF 80000 psi.
DECIMAL THICKNESSES, ACCORDING TO NOMINAL GAUGES, SHALL MEET OR EXCEED THE FOLLOWING:
- | GAUGE NO. | DECIMAL THICKNESS, IN. | GAUGE NO. | DECIMAL THICKNESS, IN. | GAUGE NO. | DECIMAL THICKNESS, |
|-----------|------------------------|-----------|------------------------|-----------|--------------------|
| 22 | 0.0299 | 26 | 0.0179 | 29 | 0.0135 |
| 24 | 0.0239 | 28 | 0.0149 | 30 | 0.0120 |
- SEE DETAILS H/6 AND I/6 FOR ROOF AND WALL PANEL FASTENER TYPES AND SPACINGS.



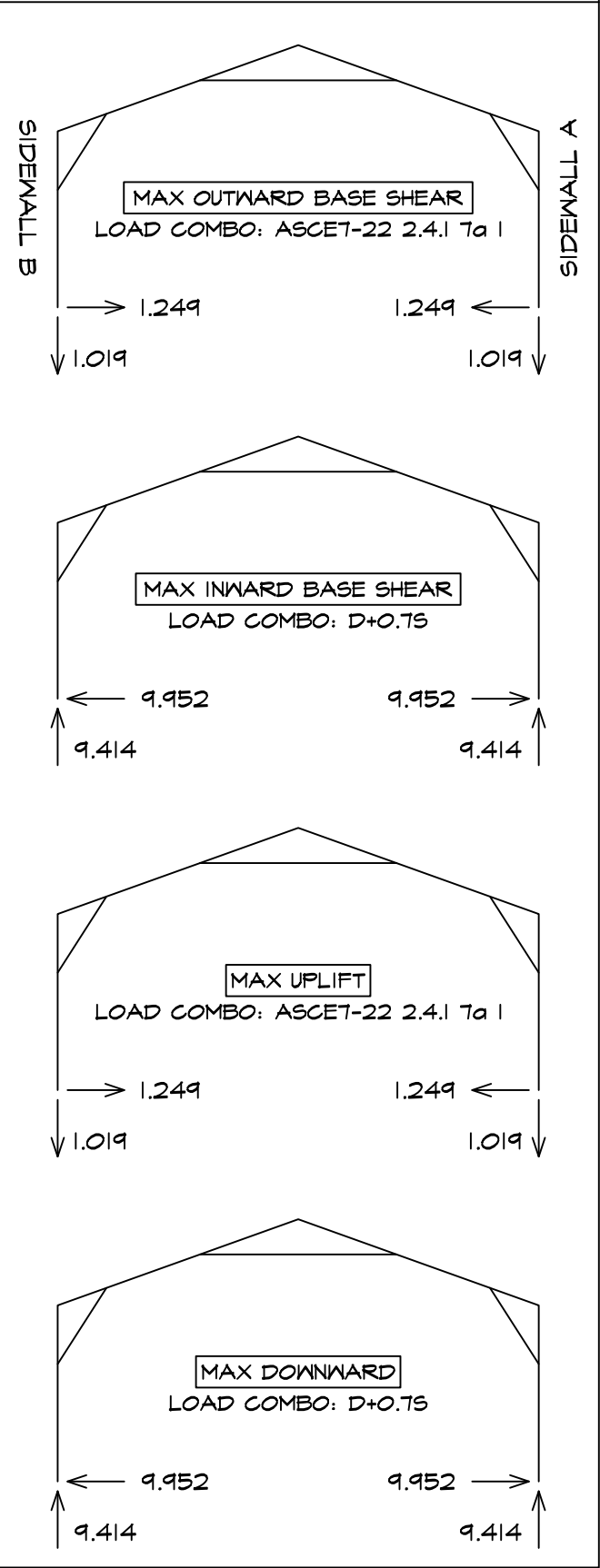
7/7/2026

Structural Engineering by: Metal Building Engineering, LLC Fountain Inn, SC 29644 engsupport@actbuildingsystems.com	
	
ACTBUILDING SYSTEMS	
DISTRIBUTOR: Dennis Lounsbury Builders	JOB NAME: Innisfree Garden
JOB ADDRESS: 362 Tyrrel Road Millbrook, NY 12545	
DRAWN DP	CHECKED KM
DATE 7/7/2026	
JOB NO. VFOZ1030744385	
SHEET 8 OF 9	

COLUMN BASE REACTIONS (ASD)
AT CLEAR SPAN FRAMES (KIPS) F.L. 2, 3



COLUMN BASE REACTIONS (ASD)
AT ENDWALL FRAMES (KIPS) F.L. 1, 4



WALL BRACING REACTIONS (UNFACTORED) (KIPS)					
REACTIONS OCCUR AT EACH X-BRACE LOCATION ON THE APPLICABLE PLANE					
ENDWALL A	WIND	EQ	SIDEWALL A	WIND	EQ
HORZ:	*	*	HORZ:	0.800	0.706
VERT:	*	*	VERT:	0.236	0.208
* KNEE BRACED FRAME					
ENDWALL B	WIND	EQ	SIDEWALL B	WIND	EQ
HORZ:	*	*	HORZ:	0.800	0.706
VERT:	*	*	VERT:	0.236	0.208
* KNEE BRACED FRAME					

GENERAL REACTION NOTES

1. THESE REACTIONS ARE ONLY VALID FOR THE BUILDING SPECIFIED ON THESE SEALED ENGINEERING PLANS, AND ARE NOT APPLICABLE FOR ANY SUBSEQUENT OR PREVIOUS ENGINEERING PLANS.

2. THE METAL BUILDING PLANS SPECIFY THE ANTICIPATED ANCHOR DIAMETER AND QUANTITY TO TRANSFER FORCES FROM THE METAL COMPONENTS TO THE FOUNDATION. THE FOUNDATION DESIGN, AND ANCHOR SPECIFICATIONS, ARE THE RESPONSIBILITY OF THE END OWNER AND/OR THE REGISTERED PROFESSIONAL ENGINEER RESPONSIBLE FOR THE FOUNDATION DESIGN.

3. THE REACTIONS PROVIDED MAY BE SPECIFIED AS "MAXIMUM" LOAD COMBINATION REACTIONS, UNFACTORED REACTIONS, OR OTHERWISE. PLEASE REFER TO NOTES ACCOMPANYING REACTIONS FOR PROPER USE AND UNDERSTANDING OF INFORMATION BEING PROVIDED.

LOAD CASES

DEAD (D)
COLLATERAL (C)
SNOW (S)
LIVE (L)
WIND (W)
EARTHQUAKE (E)
FLOOR DEAD (FD)
FLOOR LIVE (FL)



Structural Engineering by:
Metal Building Engineering, LLC
Fountain Inn, SC 29644
engsupport@actbuildingsystems.com

DISTRIBUTOR:
Dennis Lounsbury Builders
JOB NAME:
Innisfree Garden
JOB ADDRESS:
362 Tyrrel Road
Millbrook, NY 12545

DRAWN
DP

CHECKED
KM

DATE
7/7/2026

JOB NO.
VFOZ1030744385

SHEET
9
OF
9

Generic Temporary Bracing Information

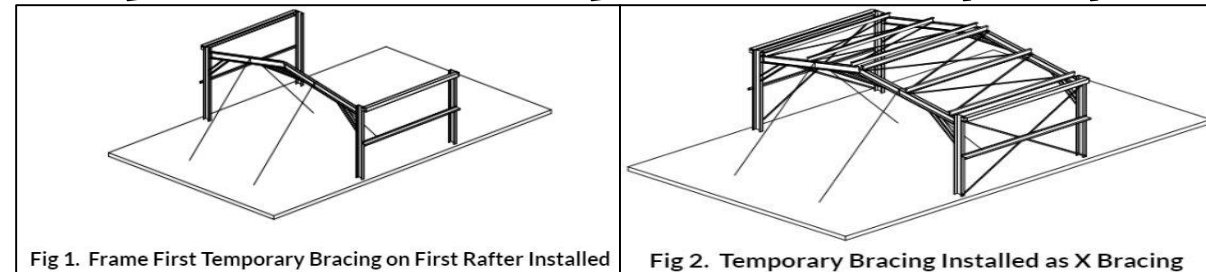
The installation of temporary bracing is critical to avoid building collapse or damaging structural movement during construction. This collapse can occur with no notice and as such the installation of appropriate temporary bracing is critical to avoid damage, injury, and possible death. Determination, procurement, and correct installation of temporary bracing is the responsibility of the builder / primary contractor / installer.

Bracing Materials

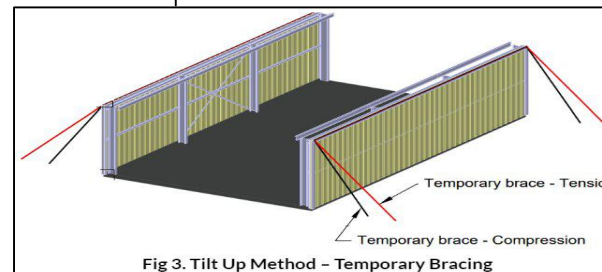
The constructor / installer is to supply suitably sized materials for temporary bracing. These materials are generally capable of tension, but in some circumstances will need to be capable of tension and compression. Load rated ratchet strapping of an appropriate size can be used to temporarily 'x-brace' bays in both directions, until the final bracing systems are fully installed. This is especially critical for buildings where X Bracing is not required in the final structure due to the use of moment frames or diaphragm bracing.

Temporary Bracing Location

The location of Temporary bracing will depend on the installation method used. Installation should be completed in accordance with the Construction Package, Engineering Plans, and Instruction Manuals. If the Frame First Method (most common) is used, then the use of tension only bracing and creating temporarily braced bays as per Fig 1 and Fig 2. can be used. As a basic guide, a minimum of every 4th bay should have temporary bracing installed as per Fig 2.



If the Tilt Up Method is used (where walls are constructed on the ground And then tilted into place), then the tops of columns are braced with a tension and compression brace in the same direction Fig 3. Then rafters and purlins can be installed with temporary bracing holding rafters in place (similar to Fig 1) until final bracing of diaphragm sheeting is installed.



Typically, braces should be positioned diagonally across the structure from the top to the bottom, intersecting near the midpoint to provide stability, optimally at a 45-degree angle but no less than a 20-degree angle. The connection strength of temporary bracing is a critical consideration and these connections must be capable of resisting the potentially substantial temporary bracing loads ? whether this connection point be to the building, the foundations or to the ground. Dependent upon building size this may include heavy angles and post installed CONTAINER anchors. The temporary bracing methods used must be capable of fully stabilising the structure during the construction process.

Additional Temporary Bracing

The temporary bracing described is a minimum requirement for a standard-sized building in average conditions. Additional consideration should be given to larger building spans and/or challenging site conditions. There may also be an increased risk in relation to partially completed buildings and exposed sites. It is recommended that extra temporary bracing is utilized if moderate wind speeds are expected on site. Additional support elements, such as steel cables may need to be introduced that can be attached to the building's framework and anchored to the ground or other stable structures to provide extra stability. The frame should remain rigid throughout and such responsibility lies with the constructor. Buildings should not be left in a partially completed state longer than necessary.

Bracing Removal

The temporary bracing should not be removed until all purlins, girts and permanent cross bracing, diaphragm bracing or moment frames where used are installed. The temporary bracing is to remain in place where possible, until the roof and wall cladding is fully installed. If you need any further information regarding the installation of temporary bracing or are at all unsure of the necessary requirements for this specific building, there are guides available through various industry bodies:

<https://www.aisc.org/> <https://www.metal-buildings-institute.org/>

Support is also available at support@actbuildingsystems.com.

THE ABOVE INFORMATION REGARDING TEMPORARY BRACING DOES NOT FORM PART OF THE ENGINEERING CERTIFICATION FOR THIS DESIGN AND IS PROVIDED AS A GUIDE TO AID INSTALLATION ONLY.



ParcelAccess
Dutchess County, NY

Proposed Maintenance Shed 33' x 40'

Innisfree Garden

Printed By:
ParcelAccess



1:500 Scale
6/22/2026

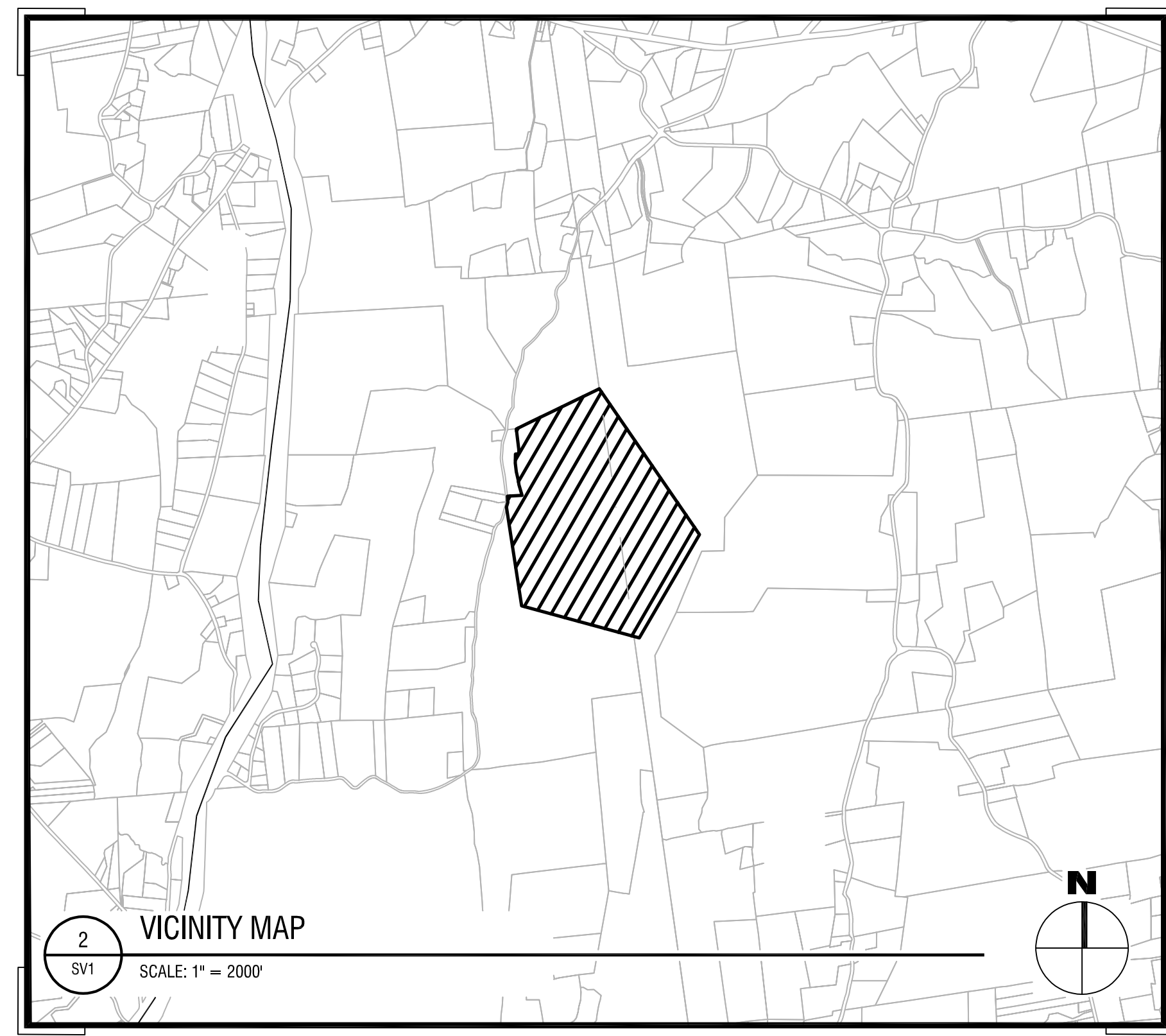
NOT FOR CONSTRUCTION

It is a violation of New York Education Law Article 145 Sec. 7209, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way, if an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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THE INNISFREE FOUNDATION

362 TYRREL ROAD
MILLBROOK, NY 12545



Lands Now or Formerly of
CARPETHUM FARM LLC
Deed Document No. 02-2012-3617
Tax Parcel: 6663-00-238865

Lands Now or Formerly of
RDR MAINLAND NORTH LLC
Deed Document No. 02-2010-4086
Tax Parcel: 6664-00-187030
Lot 4 Filed Map# 12316

Lands Now or Formerly of
RONDI FARMS LLC
Deed Document No. 02-2010-4084
Tax Parcel: 6664-00-224132
Lot 3 Filed Map# 12316

Lands Now or Formerly of
SANDY EBERHARD
Deed Document No. 02-2015-8708
Tax Parcel: 6664-00-262272

Lands Now or Formerly of
JENNY M. COLEMAN AND
WILLIAM M. COLEMAN, AS TRUSTEES
OF THE JENNY M. COLEMAN
REVOCABLE TRUST
Deed Document No. 02-2018-2300
Tax Parcel: 6664-00-208387
Lot 777 Filed Map# 104028

Lands Now or Formerly of
THE ROCKEFELLER UNIVERSITY
Deed Book 1332 Page 525
Tax Parcel: 6664-00-082056

Lands Now or Formerly of
INNISFREE FOUNDATION
Deed Book 1332 Page 525
Tax Parcel: 6664-00-080809

Lands Now or Formerly of
INNISFREE FOUNDATION
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Tax Parcel: 6564-04-686127

Lands Now or Formerly of
THE ROCKEFELLER UNIVERSITY
Deed Book 1332 Page 525
Tax Parcel: 6563-02-810874

Lands Now or Formerly of
PETER WARWICK AND
HELEN WARWICK
Deed Document No. 02-2012-2730
Tax Parcel: 6564-04-756135

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THE ROCKEFELLER UNIVERSITY
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Tax Parcel: 6564-04-842375

Lands Now or Formerly of
ARABEL LAND LLC
Deed Document No. 02-2017-5046
Tax Parcel: 6564-02-854587

Lands Now or Formerly of
NICOLA CAU
Deed Document No. 02-2020-5975
Tax Parcel: 6564-04-883567

Lands Now or Formerly of
RANDALL HOLDEN AND
SUZANNE HOLDEN
Deed Document No. 02-2013-7046
Tax Parcel: 6564-00-810568

Lands Now or Formerly of
MONTE LANG AND SYLVIA M. LANG,
AS TRUSTEES OF THE LANG REVOCABLE TRUST
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Tax Parcel: 6564-00-930577

Lands Now or Formerly of
MARGARET BANCROFT
Deed Book 1649 Page 24
Tax Parcel: 6564-00-890577
Lot 4 Filed Map# 4176

Lands Now or Formerly of
THE ROCKEFELLER UNIVERSITY
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ROUND POND

LONG POND

MUD POND

TYRREL ROAD
(2 RD ROAD)
LIBER 1332 PAGE 525

TOWN OF WASHINGTON
TOWN OF PLEASANT VALLEY

APPROXIMATE TOWN LINE
TYRREL LAKE

"RESERVOIR"

NOTES:

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S WAXED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

THIS MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EDITION CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO THE PERSONS FOR WHOM THE BOUNDARY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION SPECIFICALLY LISTED ON THIS BOUNDARY SURVEY MAP.

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SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

NORTH ORIENTATION IS PER NEW YORK STATE PLANE EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83). BEARINGS SHOWN ARE REFERENCED TO THIS DATUM AND THEREFORE MAY NOT MATCH RECORDED BEARINGS.

THE UNDERGROUND UTILITIES SHOWN HEREON IF ANY HAVE BEEN LOCATED FROM VISUALLY IDENTIFIABLE EVIDENCES OBSERVED DURING THE FIELD SURVEY. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THERE WAS NOT A PRIVATE UNDERGROUND UTILITY MARK OUT COORDINATED FOR THIS SURVEY.

THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 753 - 48 HOURS PRIOR TO DIGGING CALL DANGEROUSLY NEW YORK 1-800-962-7962 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.

DEED REFERENCE:

1. INNISFREE FOUNDATION, INC TO THE ROCKEFELLER UNIVERSITY, DATED MAY 8, 1972 AND RECORDED IN THE OUTTUSCH COUNTY CLERK'S OFFICE ON MAY 31, 1972 IN LIBER 1332 OF DEEDS AT PAGE 525.

TAX PARCEL DESIGNATION:

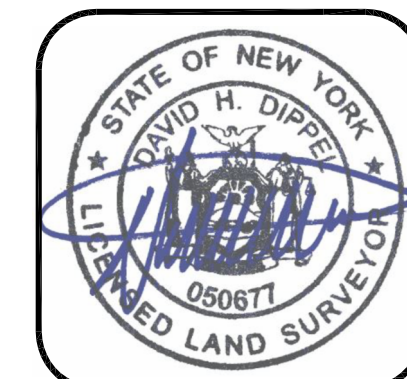
1. TOWN OF PLEASANT VALLEY, OUTTUSCH COUNTY, NEW YORK
134400-6564-04-886127
2. TOWN OF WASHINGTON, OUTTUSCH COUNTY, NEW YORK
125889-6564-00-080809

AREA:

185.03 AC.±

FLOOD ZONE NOTE:

PARCELS ARE SHOWN TO LIE WITHIN OTHER AREAS, ZONE X WITH A PORTION WITHIN SPECIAL FLOOD HAZARD AREA, ZONE A AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNS OF PLEASANT VALLEY AND WASHINGTON, DATED AS MAP NUMBER 36027C315E BEARING AN EFFECTIVE DATE OF MAY 2, 2012.



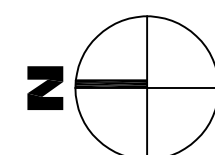
DAVID H. DODD, L.S. #506677

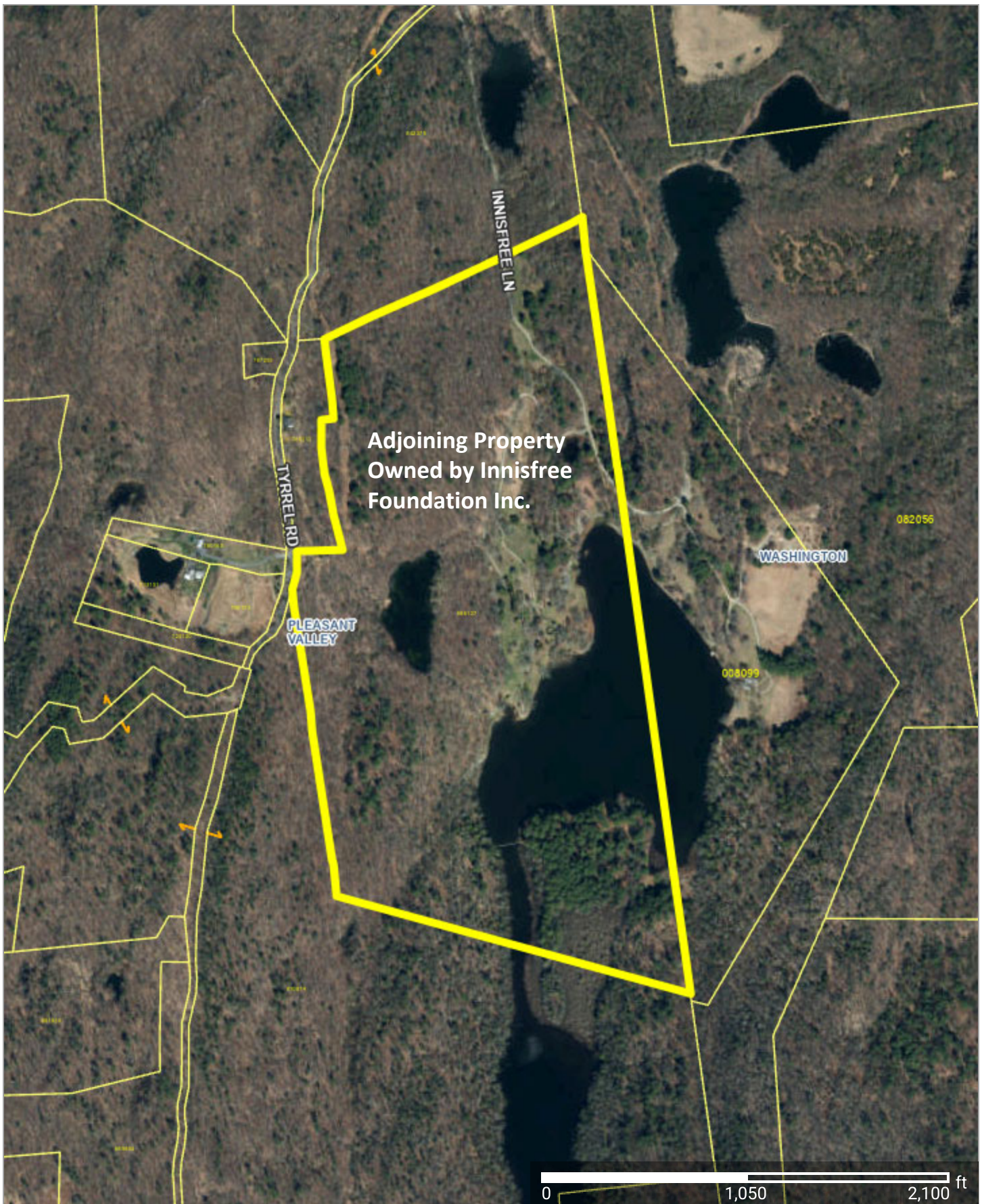
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON APRIL 1, 2022, AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

200 0 200
SCALE IN FEET
1"=200'

1
SV1
MAP OF LOT LINE REVISION
SCALE: 1" = 200'





ParcelAccess
Dutchess County, NY

**Parcel #: 134400-6564-04-
886127-0000**
Pleasant Valley, NY

Printed By:
ParcelAccess



1:8,000 Scale
8/17/2026

LIBER 1028 PAGE 84

THIS INDENTURE, made the 23rd day of May, 1960 between WELLINGTON R. BURT, LESTER COLLINS and WATSON WASHBURN, as Executors of and Trustees under the Last Will and Testament of Marion Beck, who died a resident of Dutchess County, New York on December 29, 1959, party of the first part, and INNISFREE FOUNDATION, INC., an educational Membership Corporation organized and existing under the laws of the State of New York, party of the second part,

W I T N E S S E T H :

That the party of the first part, in consideration of Ten (\$10.00) Dollars and other valuable consideration paid by the party of the second part, and pursuant to the provisions of the last will of the said Marion Beck, which was duly probated in the Surrogate's Court of Dutchess County, New York, on January 27, 1960, does hereby grant and release unto the party of the second part, its successors and assigns forever, all the real estate, with the buildings and improvements thereon erected, situate, lying and being in the Towns of Washington and Pleasant Valley, County of Dutchess, in the State of New York, owned by the said Marion Beck at the date of her death, and now owned by the parties of the first part.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF the party of the first part has duly executed this deed the day and year first above written.

Wellington R. Burt

Lester Collins

Watson Washburn
Executors of and Trustees under
the Last Will and Testament of
Marion Beck, Deceased

STATE OF MICHIGAN)
COUNTY OF CALHOUN) SS.:

On this 23rd day of May, 1960, before me personally appeared WELLINGTON R. BURT, to me known and known to me to be one of the individuals described in and who executed the foregoing instrument, and he duly acknowledged to me that he executed the same.

*Muriel K. Hulce Notary Public
for Calhoun Co., Mich.
My commission expires March 17, 1962.*

STATE OF NEW YORK)
COUNTY OF NEW YORK) SS.:

On this 27th day of May, 1960, before me personally appeared LESTER COLLINS and WATSON WASHBURN, to me known and known to me to be the individuals described in and who executed the foregoing instrument, and they duly acknowledged to me that they executed the same.

Anthony A. Scarpati

ANTHONY A. SCARPATI
Notary Public, State of New York
No. 41-8702100
Qualified in Queens County
Cert. Filed with N. Y. Co. Clerk
Term Expires March 30, 1962

CLERK'S CERTIFICATE.

STATE OF MICHIGAN,
CALHOUN COUNTY CLERK'S OFFICE

I, RAY PURCELL, Clerk of said County, and of the Circuit Court thereof, said Court being a Court of Record having Common Law Jurisdiction, a Clerk and Seal, do hereby Certify that

Muriel K Hulce

before whom the annexed instrument was proven or acknowledged, was at the time a NOTARY PUBLIC in and for said County, duly authorized and qualified, by and under the laws of said State, to take the acknowledgment, or proof of deeds and other instruments in writing, to take depositions and affidavits, and to administer oaths and affirmations generally; that I am well

acquainted with the handwriting of the said **Muriel K Hulce** and verily believe that the official signature to the proof or acknowledgment of the annexed instrument, purporting to be his, is his genuine signature.

I Further Certify, that an impression of the Seal of said Notary is not required by law to be filed in this office.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said Circuit Court at the City of Marshall, in said County, this 23rd day of May A. D. 19 60

1028 PAGE 85

Ray Purcell Clerk.

Dated: May 23rd, 1960

WELLINGTON R. BURT, LESTER COLLINS
and WATSON WASHBURN, as Executors
of and Trustees under the Last
Will and Testament of Marion Beck

-TO-

INNISFREE FOUNDATION, INC.

(Original)

WWR
WASHBURN & GRAY ASSOCIATES
36 WEST 44TH STREET
NEW YORK 36, N.Y.

OR DEED SUPPLEMENTAL INSTRUMENT	
FEE NO. \$3	NO. 2662
STAMPS PD. ✓	INDEXED BY <i>WWR</i>

Dutchess County Clerk's Office
Received on the 23rd day of May, 1960
at 10:51 Hrs. AM. Recorded in
Book No. 1028 of Deeds
at page 86 and examined
FREDERIC A. SMITH, CLERK

Frederic A. Smith

DUTCHESS COUNTY
NEW YORK

JUN 2 10 51 AM '60

COUNTY CLERK'S
OFFICE

DEED 1028 PAGE 86



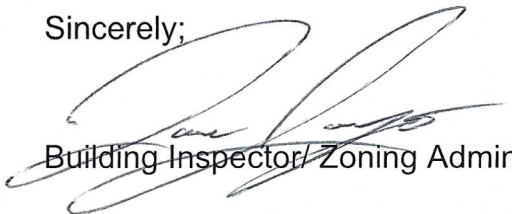
**TOWN OF WASHINGTON
BUILDING AND ZONING DEPARTMENT
P.O. Box 667, 10 Reservoir Drive
Millbrook, NY 12545**

8/20/2026

RE: 139-160 Innisfree Lane; Tax ID: 6664-00-008099

This letter is in regards to the Zoning Board of Appeals application for said property. All existing structures, barn, storage shed, & cottage, appear to have been built prior to 1984 which would predate the Town of Washington Building & Zoning Enforcement. As such, no Certificates of Occupancy could be located nor are any required. This was confirmed using publicly available historical aerial images. For any other questions or concerns, feel free to contact the Town of Washington Building Department.

Sincerely;



Building Inspector/ Zoning Administrator

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 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			
Innisfree Foundation, Inc.			
Name of Action or Project: Innisfree Garden Maintenance and Equipment Storage Building			
Project Location (describe, and attach a location map): 362 Tyrrel Road, Millbrook, NY 12545			
Brief Description of Proposed Action: Construction of a 33' x 40' pre-engineered metal maintenance and equipment storage building within Innisfree Garden's existing maintenance compound. The building will consolidate maintenance operations, incorporate and repurpose existing shipping containers as part of the new structure, and provide secure storage for equipment, tools, materials, and supplies.			
Name of Applicant or Sponsor: Innisfree Foundation, Inc.		Telephone: 845-677-9424	
		E-Mail: office@innisfreegarden.org	
Address: 362 Tyrrel Road			
City/PO: Millbrook		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.		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: Town of Washington Building Department - Building Permit		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		57.4 acres	
b. Total acreage to be physically disturbed?		.10 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		185 acres	
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): Public Garden ☒ 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:			
N/A	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☒	☐	
No potable water service is proposed as part of this project.			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☒	☐	
No sanitary facilities or wastewater service are proposed as part of this project.			
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	
	☐	☒	
Innisfree Garden is listed on the National 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?			
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 or 500-year flood plain?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? 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: Runoff will infiltrate on-site in existing surrounding vegetated areas.	NO	YES
	☐	☒
	☒	☐
	☒	☐
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
	☒	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO	YES
	☒	☐
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Laura Palmer</u> Date: <u>7/29/2026</u> Signature: <u><i>Laura Palmer</i></u> Title: <u>Executive Director</u>		

PHOTOGRAPHS - PROPOSED MAINTENANCE BUILDING

Innisfree Garden | 362 Tyrrel Road, Millbrook, New York

Photo 5a - Staked Proposed Building Footprint - Looking Due West



View of the staked 33' x 40' proposed maintenance building footprint, looking due west.

Photo 5b - Staked Proposed Building Footprint - Looking NNE



View of the staked 33' x 40' proposed maintenance building footprint, looking north-northeast.

Photo 5c - Staked Proposed Building Footprint - Looking Due East



View of the staked 33' x 40' proposed maintenance building footprint, looking due east.

Photo 5d - Staked Proposed Building Footprint - Looking Southwest



View of the staked 33' x 40' proposed maintenance building footprint, looking southwest.

Photo 5e - Existing Maintenance Storage



Existing shipping containers are currently used for maintenance and equipment storage. Will be repurposed to provide the sides of the new maintenance building.

Photo 5f - Existing Maintenance Building and Equipment



Existing maintenance building and equipment storage area, illustrating the limited space currently available for maintenance operations and its location within the visitor-accessed garden landscape

Photo 5g - New Maintenance Equipment Requiring Storage



New maintenance equipment currently stored in limited covered space due to the lack of adequate equipment storage.



Town of
Washington

**TOWN OF WASHINGTON
BUILDING DEPARTMENT
10 Reservoir Dr, PO Box 667
Millbrook, NY 12545
845-677-3419**

PLEASE NOTE: If ownership is held by a corporation, LLC, jointly or in partnership, each owner and/or partner must sign a separate owner's endorsement. If the owner or owners are making the application, this endorsement is not required.

OWNER'S ENDORSEMENT

STATE OF NEW YORK)

COUNTY OF Dutchess) ss:

Sarah Buttrick

, being duly sworn, deposes and says:

- I am: (check one) _____ 1. the sole owner in fee (One individual on the tax roll)
- _____ 2. a part owner in fee (Two or more individuals on the tax roll)
- X _____ 3. an officer of the corporation which is the owner in fee of the premises described in the foregoing application.
- _____ 4. designated party authorized to act pursuant to a trust or legal document. (Trustees listed on tax roll)
- _____ 5. member/owner(s) of Limited Liability Corporation (LLC).

(If you checked #3, #4 or #5, please provide proof of legatee (ie: Corporate Resolution, Surrogate Letter, Executor of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney-Opinion Letter, Letter or Probate, Power of Attorney, etc.)

I reside at 325 Stanford Road

City Millbrook

State NY

Zip 12545

I have authorized (name) Laura Palmer

(Company) Innisfree Foundation, Inc.

to make the foregoing application to the Town of Washington for approval as described herein for the property located at 362 Tyrrel Road

property ID # 6664 - 00 008099 - 0000

State of New York
County of Dutchess

Sarah Buttrick
Signature

Innisfree Foundation, Inc. — Board President

If owner is a corporation, please indicate name of corporation and title of the corporate officer whose signature appears above. Sworn to before me this

18 day of August, 2020
Notary Public Jessica Hammond

Notary Stamp:

**JESSICA HAMMOND
Notary Public, State of New York
Registration No. 01HA2044334
Qualified in Dutchess County
Commission Expires 12/17/2029**

Board of Trustees Annual Meeting Minutes Friday, January 30, 2026 | 2 PM Cary Institute and Zoom

In attendance: Trustees Sarah Buttrick, Michael Clark, Joyce Frost, Paul Kingsley, Ellen Petersen, Brad Roeller, Virginia Sermier, Andy Sousloff, Sarah Stack, Philip Tom, Dorsey Waxter, and Mark Winmill; Executive Director Laura Palmer. Absent: Deborah Krulewitch

The meeting was called to order at 2 PM by President Sarah Buttrick. A quorum was present.

Approval of Minutes. The Board reviewed and approved the prior meeting's minutes.

Election of Trustees. Upon motion duly made and seconded, the Board reelected the following trustees: Ellen Petersen, Brad Roeller, and Mark Winmill. It was noted that the following new trustees had been approved by the board at its prior meeting, with their election to become effective without further action on the date of the Annual Meeting: Virginia Sermier, Andy Sousloff, and Sarah Stack. It was noted that the current Board consists of 13 trustees, with a goal of growth to 18 trustees.

Election of Officers. Upon motion duly made and seconded, the Board elected the following officers: Sarah Buttrick, President; Paul Kingsley, Vice President; Joyce Frost, Treasurer; Dorsey Waxter, Secretary. It was noted that the Executive Committee had decided to leave vacant the position of Governance Officer for the time being, insofar as governance matters have in practice been addressed by the Executive Committee.

Committee Assignments. The Board confirmed committee assignments for four committees: two Board Committees -- the Executive Committee and the Finance Committee; and two Advisory Committees -- the Landscape Committee and the Programming and Engagement Committee.

Cultural Landscape Report. The Board received an update on the Cultural Landscape Report (CLR), including the distribution of flora and fauna survey materials. A site visit with Reed Hilderbrand was noted as scheduled for February 18, 2026.

Restricted Funding. The Executive Director reported on successes in obtaining restricted funding grants in 2025 to support capital projects, equipment purchases, and the CLR. The Executive Director also reported on restricted funding opportunities currently being pursued, including a potential \$75,000 grant for a temporary maintenance shed; and a \$125,000 grant from Assembly Member Didi Barrett's office for Cottage repairs, with discussion of allocating an additional \$60,000--\$65,000 toward priority Cottage repair needs, subject to feedback from Reed Hilderbrand. The Board acknowledged that while restricted funding has advanced priority capital and planning work, operating needs continue to grow.

2025 Financial Results and 2026 Budget

The Board discussed 2025 financial performance, which resulted in an operating loss because of fundraising that fell short of the budget. Significant factors included failure to obtain unrestricted private foundation grants in support of operations, compared to \$100,000 received in each of the last two years, and a substantial shortfall in individual donations.

The Executive Director reviewed adjustments in the 2026 budget in response to the 2025 results, setting revised targets of a \$50,000 increase for individual gifts and \$50,000 for private foundations in the coming year. The Board discussed the challenge of securing operating (unrestricted) dollars and the importance of increasing individual giving and benefit revenue. Following further discussion, upon motion duly made and seconded, the Board approved the 2026 budget as presented.

Investment Report. The investment report was presented, noting a portfolio market value of approximately \$3.4 million at year-end, reflecting a reported unrealized gain of \$380,000. It was also reported that the portfolio has been adjusted, as previously decided, to reduce equity and increase fixed income to achieve a more balanced mix of investments.

2026 Action Plan. The Executive Director presented the 2026 Action Plan, including:

Channel Crossing Bridge. The Board discussed visitor dissatisfaction and the priority need for a solution. The Board reviewed the possibility of a temporary floating bridge while planning for a permanent solution, with rough estimates discussed in the range of \$50,000 to \$250,000 for a permanent fix (depending on approach). The Board agreed to revisit quotes and options after the February 18 site visit and recommendations from Reed Hilderbrand.

Maintenance Projects. The Board reviewed priority maintenance and improvement projects, including cottage roof/chimney work, electrical upgrades, and a new metal storage structure. The Board discussed ongoing evaluation of the cottage's electrical system, well, and septic to inform the use of potential funding.

Events and Programming. The Board discussed upcoming events and programming, including the Annual Benefit scheduled for May 30, 2026.

Staffing and Operational Support. The Board discussed staffing capacity and operational needs. Plans were discussed to hire additional support to strengthen fundraising and operations, including the pursuit of a part-time controller/finance manager to assist with monthly close, audit preparation, grant tracking, and related HR/administrative needs; and reallocating staff focus by having the current executive assistant concentrate more heavily on development functions and by not rehiring a communications consultant as a cost-saving measure.

Upon motion duly made and seconded, the Board approved the 2026 Action Plan.

The Board then went into Executive Session to discuss the Executive Director's annual review and compensation. Following the discussion, the Board unanimously approved an increase in the Executive Director's annual compensation.

The meeting was adjourned at 3:55 PM.