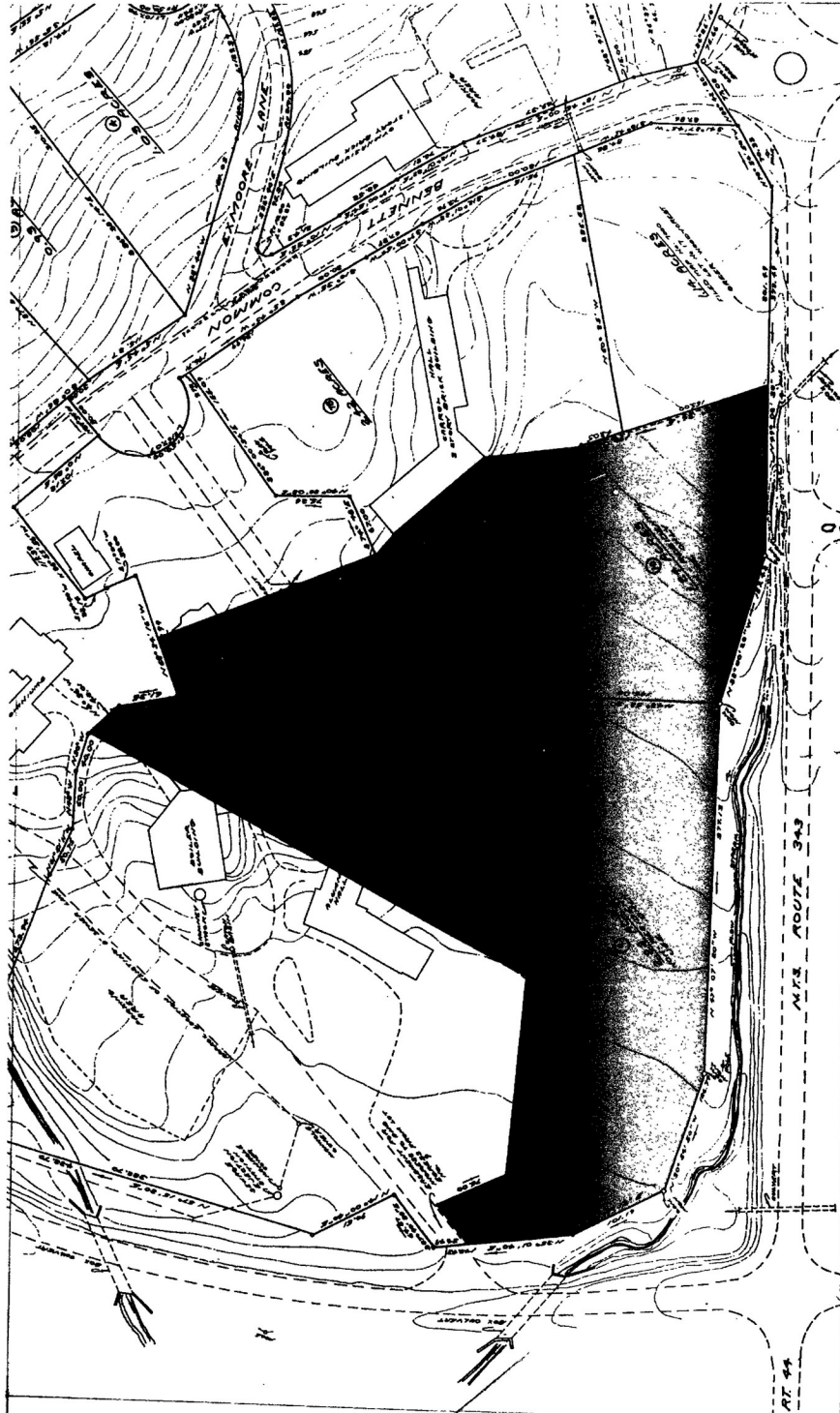


ZONING

230 Attachment 4

Village of Millbrook



Appendix A : Viewshed Plan

MILLBROOK CODE

APPENDIX "A"

As pictured, the viewshed from State Route 343, seeks to preserve the footprint of Halcyon Hall, a critical element of the Bennett Campus that has served as a gateway to Millbrook since 1893. The significance goes far beyond the view. Current residents of the Village of Millbrook are the direct descendants of the Italian artisans who built the distinctive stonework and foundation of Halcyon Hall. The architect, James E. Ware, also designed a similar structure: the Mohonk Mountain House near New Paltz, New York. For decades, Halcyon Hall was the primary center for the Bennett School and College for young women, institutions integral to Millbrook. Within the viewshed, the stonework and foundation would be preserved to create a garden to be known as "Meadow Terrace," the very name given to an area of an open piazza and porches when Halcyon Hall opened as a hotel 112 years ago. The "viewshed," is defined by the following:

Southern Boundary: State Route 343, from the property line N 22 deg. 36' E, demarcating the western property line of Greer-Woodycrest School (designated as such in the below referenced file map, but now the Cardinal Hayes Home for Children, doing business as Hayes Nursery School), to the surveyor's point at the intersection of these property lines: N 14 deg 13' E and N 30 deg. 54' 50" W, near the road intersection of Rt 44 and State Rt 343.

Southwestern and Western Boundaries: From the surveyor's point at the intersection of these property lines: N 14 deg 13' E and N 30 deg. 54' 50" W, near the road intersection of Rt 44 and State Rt 343, traveling along the property line of the Bennett Commons property that include the swimming pool, through the intersection of these property lines: S 87 deg. E and S 16 deg. 30' W, then traveling along the property line to the intersection of the property line S 43 deg. 37' 52" E and a line traveling from the surveyor's point at the intersection of the property lines: N 30 deg. 54' 50" W and N 47 deg. 07' 20" W to the Bennett Commons property line at the surveyor's point defined by the intersection of property lines: N 30 deg. W and N 4 deg, 36' W

Northern Boundary: From the intersection of the western boundary at the surveyor's point N 30 deg. W and N 4 deg. 36' W and traveling along the Bennett Commons property line to the point on property line N 68 deg. 34' 16" W where that line intersects with the eastern boundary of the viewshed.

Eastern Boundary From the intersection of these property lines: N 49 deg 02' 30" W and N 22 deg 36' E to the intersection of these property lines: N 22 deg 36' E and S 43 deg. 37' 52" E, then traveling in a straight line to the SW corner of the building known as "Carroll Hall" and traveling along the western side of that building to its NW corner, then traveling to the intersection of these property lines: N 19 deg. 45' 10" E and S 74 deg. 48' E, then traveling as an extension of property line N 19 deg. 45' 10" E and terminating at the intersection of that line and the northern boundary of the viewshed where it is delineated by property line N 68 deg. 34' 16" W.

Map Reference: Dutchess County File Map # 7000A filed 08-30-1985.