

# **RENNIA ENGINEERING DESIGN, PLLC**

## **CIVIL ■ ENVIRONMENTAL ■ STRUCTURAL**

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6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY12522  
Tel: (845)877-0555 Fax: (845) 877-0556

May 15, 2018

Town of Amenia Planning Board  
Amenia Town Hall  
4988 Route 22  
Amenia, NY 12501

Attn: Robert Boyles, Jr.  
Chairperson

**Re: R & R Concrete  
Town of Amenia  
Parcel ID: 132000-7165-00-001698**

Dear Mr. Boyles and Planning Board Members,

This letter is written in response to comments received from the Planning Board Attorney, David R. Everett, Esq., and Planning Board Engineer, John V. Andrews, Jr., P.E., regarding material for the R & R Concrete project, submitted to the Planning Board on April 5<sup>th</sup>, 2018.

### **Attorney Comments**

The following is in response to comments provided via email by David Everett, Esq., Planning Board Attorney, regarding the above referenced project on April 9, 2018. A response to the comments made is provided below in the same order listed:

1. The proposed project site was recently approved to be used as a contractor yard. The applicant is looking to convert the existing site into a concrete batch plant operation. The applicant will assume the responsibility of completing the improvements provided on the previously approved site plan, in addition to extra provisions specific to the sites use as a concrete batch plant. An Existing Conditions plan has been included with this submission to provide information on the work that has already been completed from the previous site plan.
2. No comment necessary, a concrete batch plant is considered a light industrial use.
3. The proposed project will allow for a small concrete batch plant to be operated on the site. A project narrative has been prepared with this submission in order to give the Planning Board a better understanding of the proposed use and functionality of the site.
4. The site will not be used as the previously approved contractors yard. The site will be used by the applicant for concrete manufacturing. A new site plan has been prepared for the site in order to support its new proposed use as a concrete batch-plant.
5. The project site is not located within the Stream Corridor Overlay District (SCO). The application has been updated to no longer include designation for the SCO.

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6. A review of the Town of Amenia Zoning Code, §121-74 Definitions, shows that the proposed batch-plant does not exceed any of the thresholds outlined in the definition for "Minor Project".
7. The Site Plan has been updated to include a note under the Bulk Regulations table stating "Front setbacks are measured from centerline of road. "The side yard setbacks actually appear to be 15', as the parcel abuts an Agricultural District rather than a Residential District.
8. The applicant will assume responsibility for removing all previously identified items from the NYSDOT ROW.
9. The proposed concrete manufacturing batch plant is expected to use 6,472 gallons of water a day during the concrete manufacturing season. The applicant purposes to drill a new well outside of the existing structure, which will be utilized for manufacturing operations. The existing well will not be adversely affected by the proposed use of the site. The existing well will remain in service as a supplemental water source.
10. The proposed batch-plant is expected to use 6,472 gallons of water a day during the typical construction season day. A new well will be drilled outside the existing structure to ensure adequate water supply is available. Water from the new well will be piped below the surface of the ground into a 10,000-gallon water storage tank which, located within the existing structure. The storage tank will provide the batch plant with the water needed during the concrete manufacturing process. The well will refill the tank throughout the day even while the plant is not operating.
11. The previously approved septic has yet not been constructed yet. Based on this office's review of the proposed wastewater treatment system, the applicant will not need to modify the design for the batch plant. The proposed system appears to have been designed for 144 gpd, which is more than adequate treatment for the 6 employees (72 gpd) who will be using the site. Wastewater discharge will consist of standard sanitary wastewater. There will be no wastewater produced by the concrete batch plant disposed of within the septic system.
12. The proposed access driveways onto Route 22 have not been constructed yet. As part of the construction process the applicant will work with the property owner and the Department of Transportation to construct the entrance. A NYDOT Highway Work work permit has already been issued for the two entrances.
13. The wash-out dumpster will be emptied once a week or as needed. The washout will be transported to Amenia Sand and Gravel, which has an Item 4 reclamation system. There will be no runoff from the proposed washout dumpster.
14. The proposed batch-plant will not produce any emissions during concrete manufacturing. As such, a NYSDEC air permit will not be necessary for this project. Any dust produce during the manufacturing process will be captured by a Dust Catcher, which will be located within the structure. The applicant proposes to have a Dust Catcher

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installed adjacent to the loading hopper in order to catch any dust produced by the concrete being loaded into the cement truck.

15. The runoff from the aggregate storage bins, block poring area, and washout dumpster will be directed towards a perimeter filter/infiltration trench.
16. Comment noted.
17. Comment noted.
18. Comment noted.
19. An additional copy of this submission is included for referral to the Dutchess County Department of Planning.

### **Engineer Comments**

This letter is written in response to comments made by John V. Andrews, Jr., P.E., Town Engineer, regarding the above referenced project in a memo dated April 11, 2018. A response to the comments made is provided below in the same order listed:

1. The proposed concrete plant will follow rules and regulations outlined in §121-65 of the Town of Amenia Zoning Code. No waivers are currently being requested at this time.
2. Comment noted.
3. The proposed concrete batch plant will be operated within the existing 4,440 SF metal building. As requested, a narrative has been provided with this submission outlining the use of the proposed concrete casting pad, washout dumpster, and aggregate storage bins. The narrative provide also details how the proposed batch plant will be operated during the average construction week.
4. The above referenced property was previously approved for a construction workshop. The applicant has provided a new Site Plan in order to gain approval for the proposed concrete batch plant. The new Site Plan includes provisions for limited outdoor storage, which are integral for the proposed concrete batch plant operation. The proposed storage bins will store sand and stone aggregate needed to manufacture concrete. The proposed storage bins are located towards the rear of the site and will be filled with aggregate material used in the concrete manufacturing process.
5. Light industry is defined by the Town of Amenia Zoning Code §121-74 as "Manufacture, assembly, treatment, processing, or packaging of products that does not emit objectionable levels of smoke, noise, dust, odor, glare, or vibration beyond the property boundaries." The proposed concrete batch plant will not exceed the criteria defined for a light industrial business, as the majority of the proposed operations will occur within the existing structure, which will reduce any externalities produced by the plant.

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The proposed batch plant will be located within the existing structure and as such any potential noise produced by the plant will be mitigated by the building. A dust collector is proposed to be installed with the concrete batch plant, which will provide dust mitigation for the site. Exterior illumination is minimal and has been designed to not illuminate areas beyond the property line. Traffic will not be affected by the proposed project, as the concrete plant will be located on a NYS highway and will have no impact on local streets.

The proposed concrete batch plant adheres to all the rules and regulations outline in §121-40 Environmental Performance Standards and §121-50 Solid Waste Facilities. Compliance to such standard can be established by the submitted narrative, which outlines the sites functionality and concrete manufacturing process.

6. The project is proposed to be located at 4177 Route 22, Amenia NY. Site is currently owned by Donald A. Flood, who recently received site plan approval for a Construction Workshop. As part of the applicant's site plan approval, any of the unfinished modifications outlined in the previously approved site plan will be incorporated as part of the new Site Plan to be approved. Included in this submission is an existing conditions plan detailing the current status of the previously approved site plan.
7. The applicant of the proposed project has proposed to modify some of the sites existing slopes in order to make the site a suitable location for the proposed concrete plant. Under section 121-36 of the Town of Amenia zoning code, modifications of slopes greater than or equal to a 30% grade are prohibited except in the case where the applicant "can demonstrate that there is no feasible alternative and that the impacts of the land disturbance will be fully mitigated by the best available engineering, erosion control, and visual impact mitigation." The proposed project is currently being limited by the existing slopes on site and calls for regrading in order for the applicant to complete the proposed Site Plan. Slope disturbance will be offset using a variety of erosion sediment control practices, including retaining walls and stormwater conveyance swales.
8. The proposed concrete batch plant project yearly water consumption has been determined to be 1,475,712 gallons, which exceeds the site's current natural recharge of 193,976.75 gallons a year. Due to the proposed project's water usage exceeding the natural recharge rate of the site, the applicant will need to provide answers to questioned outlined in §121-15.E.3 of the Town of Amenia Zoning Code. The section below provides answers to the outlined in the above referenced section:

"§121-15.E.3: Application requirements. In addition to the special permit application requirements set forth in Article IX, applicants proposing actions listed in Subsection E(1) and (2) above are located within the Aquifer Overlay District (AQO) shall identify the following as part of their applications:"

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- a) The source of the water to be used?
  - The applicant is proposing to utilize a new proposed well and an existing well as a source of water for the proposed project. The new well will be utilized as the site's primary source of water, with the existing well serving a supplementary role.
- b) The quantity of water required?
  - The applicant is expected to utilize 6,472 gallons daily and 1,475,712 gallons yearly (Yearly water use is calculated on a typical construction season; 38-week season at 6 days a week).
- c) Water minimization measures to be implemented?
  - Water saving fixtures will be implemented throughout the site in applicable areas. A water storage tank will be provided so that the water can be drawn out of the well at a slower, steadier rate. Trucks will be treated at night with preservatives so that they do not need to be fully washed down each night.
- d) Water recycling measures to be implemented?
  - Excess plant water will be utilized in washing down the concrete trucks.
- e) Wastewater discharge measures?
  - The site's wastewater discharge will consist of 72 gpd of sanitary wastewater that will be disposed of in a conventional septic system.
- f) Grading and/or stormwater control measures to enhance on-site recharge of surface water?
  - An infiltration trench will be installed around the perimeter of the site to allow additional runoff water to be absorbed into the ground.
- g) Point source or nonpoint discharges?
  - Point source runoff is limited to roof runoff produced by the existing structure. No additional point or nonpoint discharges are proposed.
- h) A complete list of any hazardous substance storage or handling facilities and procedures.
  - No hazardous substances are proposed to be stored on-site.

For your review and approval, please find attached three (3) copies each of the following information in regards to the above referenced Site Plan and application package:

- Land Use Application, Revised
- Site Plan Drawings, Sheets 1-5, dated 5/15/2018
- Concrete Batch Plant Schematic
- Site Distance Worksheet
- Project Narrative
- Aquifer Natural Recharge Calculations Sheet, 121-15.F
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Please do not hesitate to contact me if there are any questions.

Sincerely,



Richard Rennia, Jr., P.E.  
Principal  
Encl.

**Project Narrative  
for  
R & R Concrete Services LLC. – Concrete Plant  
4177 Route 22**

**Application Date: May 15, 2018**

**Applicant Information:**

Applicant: R & R Concrete Services LLC.  
Address: 28 Tinker Town Road, Dover Plains, NY 12522  
Telephone: (914) 475-7027

**Applicant's Professional:**

Engineer: Renna Engineering Design, PLLC  
Address: PO Box 400, Dover Plains, NY 12522  
Telephone: (845) 877-0555

**1. PROJECT DESCRIPTION:**

The applicant is proposing to convert an existing 4,440 S.F. structure into a concrete-batch plant. The site was formerly the location of The Pines Restaurant, which burned down in December 2013. In 2015 Donald A. Flood purchased the property and had a site plan prepared for the construction of the 4,440 S.F. structure and to turn the parcel into a contractors Construction Yard. This applicant is now proposing to purchase the above referenced property in order to convert the existing site into a concrete batch plant.

The proposed project looks to expand the sites previously approved site plan with provisions that would allow the site to operate as a concrete batch plant. The applicant will utilize the existing structure to house the proposed concrete batch plant, while outdoor portions of the site will be reserved for supplementary concrete batch plant components. The applicant is proposing to add a washout dumpster, concrete pouring pad, and aggregate storage containers towards the southern portion of the site. The site's redevelopment will require grading towards the southern and western portions of the site in order to make the site more suitable for the proposed concrete batch plant operation.

**2. PROPERTY IDENTIFICATION:**

R & R Concrete Parcel:

Tax Parcel # 132000-7165-00-001698  
4177 Route 22, Amenia, NY 12592  
1.74 Acres  
Owner: Donald A. Flood  
Existing Use: Unoccupied

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4177 Route 22**

**3. ZONING AND LAND USE:**

Current Zoning: HC, Highway Commercial → Light Industry

Adjacent and Confronting Land Use: North – Wooded Forest, Low-Density Commercial Development; West – Wooded Forest; South – Wooded Forest; East – Low-Density Commercial Development

Proposed Uses: Concrete-Batch Plant

HC - Bulk & Area Regulations:

Minimum Lot Size:	1 Acre
Minimum Lot Width:	200 feet
Minimum Lot Depth:	300 feet
Minimum Front Yard:	35 feet from the centerline of the road
Minimum Side Yard:	15 feet
Minimum Rear Yard:	50 feet
Maximum Building Height:	35 feet
Maximum Impervious Coverage:	60%
Maximum Building Footprint:	40,000 S.F.

\*The lot is considered existing non-conforming and as such does not adhere to the current Bulk & Area Regulations of the Town of Amenia's Highway Commercial zoning classification.

**4.0 OPERATIONAL INFORMATION**

The proposed concrete batch plant is expected to run during a typical construction season; ±38 weeks a year at 6 days a week, Monday through Saturday. Concrete production will be limited during the winter months due to freezing temperatures and inclement weather. Standard operating hours during the construction season will run from 7 AM to 5 PM. Operating hours may be expanded to 5 AM to 7 PM during especially busy days of production.

It is estimated that the plant will be operated throughout the season by ±6 employees. At least two of the employees will remain on-site in order to prepare and operate the concrete batch plant. The additional four employees are expected to each operate a concrete truck, which will be used to transport the ready-mix concrete at offsite locations.

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4177 Route 22**

#### **4.1 Manufacturing Process**

The proposed concrete batch-plant will allow concrete to be assembled and manufactured on site and then be transported to job sites using concrete trucks. The manufacturing process for concrete is straight forward and does not require special precautions in order to run. Provided below is a step-by-step process of the concrete manufacturing process and how it applies to the site:

- Sand and stone aggregate are delivered to the site and unloaded into open air concrete storage bins. A front-end loader will be present on site to transfer the aggregate from the outdoor containers to the aggregate batch hoppers located within the existing structure.
- Sand and Stone aggregates are loaded in the batch-plant hoppers and distribution weights are set to the precise concrete mix being produced.
- A concrete truck will be stationed beneath the loading hopper and prepped for concrete mix. Water is loaded into the concrete truck in preparation for the batch mixing process.
- A Dust Catcher is activated in order to collect dust particles produced during the cement loading process.
- Once activated, the plant begins dispensing aggregate materials onto to the conveyor, which transports aggregate to the loading hopper. The batch plant hoppers will continue to release aggregate until the amount of material dispensed is equal to the set amount needed for that particular mix of concrete.
- Cement and other concrete additives are dispensed from the cement silo and loaded onto the truck where it will be mixed with the above-mentioned aggregates and water. The cement will be stored in the cement silo and various cement additives will be stored within adjacent storage containers.
- Concrete mix is transported to the job site from the plant via a concrete truck.
- Once the concrete truck is empty it is field rinsed at the job site.
- The concrete truck returns to the batch-plant site where it is either refilled with additional concrete or retired for the day. The concrete truck is retired out using clean water and a neutralizer the reduce cement build up within the drum. Excess concrete will be emptied into the proposed 30-yard washout dumpster. Once retired, the truck will be parked within the building or towards the rear of the site and left until the following day.

The total production time for preparing a truck with concrete from start to finish is approximately 15-25 minutes, varying depending on the size of the load.

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R & R Concrete Services LLC. – Concrete Plant  
4177 Route 22**

**4.2 Water Usage**

The proposed concrete batch plant will utilize on-site water for the manufacturing of concrete. A well is currently located within the existing structure, but a new well will be drilled in order to ensure that the concrete manufacturing operation has a significant water supply for the proposed use. The existing well will remain in service as a supplemental water source.

Water from the proposed well will be piped into the existing structure and will be used to fill a 10,000-gallon water storage tank. The proposed storage tank will be used throughout the day in order to provide the manufacturing process with on demand water. The storage tank will be continually refilled by the proposed well, even while the plant is not operating.

During peak concrete manufacturing season, the proposed batch plant is expected to use 6,472 gallons of water a day during a typical construction season. This estimate is based on the following information outlined in the table below.

**Table 4.1: R& R Concrete Water Consumption**

Description	Average # of Units	Flow Rate per Unit (gal./day)	Total Flow (gal.)
On-board Concrete Truck Water Tank	20	50	1000
Concrete Load Manufacturing	20	270	5400
Employees	6	12	75
		<b>Total</b>	<b>6,472 GPD</b>
		<b>Yearly Total</b>	<b>1,475,712 Gal.*</b>

\*Yearly water consumption is calculated using a typical construction season (38 week season/ 6 days a week).

The proposed batch plant will not adversely impact the quality of the existing well or the aquifer. The proposed water consumption is expected to exceed the natural recharge rate for the site and will adhere to the criteria outlined in §121-15.E.3 of the Town of Amenia Zoning Code, as follows:

- a) The source of the water to be used?
  - The applicant is proposing to utilize a new proposed well and an existing well as a source of water for the proposed project. The new well will be utilized as the site's primary source of water, with the existing well serving a supplementary role.

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- b) The quantity of water required?
  - The applicant is expected to utilize 6,472 gallons daily and 1,475,712 gallons yearly (Yearly water use is calculated on a typical construction season; 38-week season at 6 days a week).
- c) Water minimization measures to be implemented?
  - Water saving fixtures will be implemented throughout the site in applicable areas. A water storage tank will be provided so that the water can be drawn out of the well at a slower, steadier rate. Trucks will be treated at night with preservatives so that they do not need to be fully washed down each night thereby using less water.
- d) Water recycling measures to be implemented?
  - Excess plant water will be utilized in washing down the concrete trucks.
- e) Wastewater discharge measures?
  - The site's wastewater discharge will consist of 72 gpd of sanitary wastewater that will be disposed of in a conventional septic system.
- f) Grading and/or stormwater control measures to enhance on-site recharge of surface water?
  - An infiltration trench will be installed around the perimeter of the site to allow additional runoff water to be absorbed into the ground.
- g) Point source or nonpoint discharges?
  - Point source runoff is limited to roof runoff produced by the existing structure and parking area runoff which will be directed towards the infiltration trench. No additional point or nonpoint discharges are proposed.
- h) A complete list of any hazardous substance storage or handling facilities and procedures.
  - No hazardous substances are proposed to be stored on-site.

### **4.3 Concrete Washout**

The Site Plan for the proposed concrete batch-plant includes a concrete washout area. The applicant is proposing to install a 30-yard plastic lined dumpster washout station. The proposed concrete washout dumpster will be used to store excess concrete produced when cleaning out the concrete trucks. Water will be sprayed into the barrel of the concrete truck, which will loosen excess concrete so that it can be poured into the dumpster.

Washout will be transported from the proposed R & R Concrete site to Amenia Sand & Gravel, which is located approximately 7 miles north and east of the proposed batch plant. Amenia Sand & Gravel has the necessary equipment to perform Item 4 reclamations. On average, the washout dumpster will be emptied once a week, but in the event of an especially active week of concrete production, the dumpster will be emptied as needed.

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for  
R & R Concrete Services LLC. – Concrete Plant  
4177 Route 22**

#### **4.4 Concrete Pouring Pad**

The proposed concrete pouring pad, which will be located outside of the building in the yard area to the south of the existing structure, will serve as a concrete block making area. The concrete pouring pad will provide the applicant with a level surface to mold concrete blocks. Once activated, concrete mix needs to be poured or it will harden and go to waste. Excess concrete, which is not used up at a job site, will be brought back to the concrete batch-plant and will be poured into concrete block molds. Once hardened, the concrete blocks will be removed and stored in the area just south of the proposed concrete pouring pad. The concrete blocks will allow the applicant to dispose of excess concrete without letting it go to waste. The concrete blocks will be sold separately.

#### **4.5 Aggregate Storage Bins**

The proposed aggregate storage bins will be used to store bulk amounts of sand and stone aggregate, which is used to manufacture the concrete. Sand, stone, and other concrete aggregate will be delivered to the site and unloaded into the storage bin until needed. When the applicant is preparing to make another batch of concrete, a front-end loader will remove aggregate from the storage bins and load it into the plant hoppers. The proposed aggregate storage bins will be utilized heavily by the plant and will be regularly refilled as material supplies begin to run low.

The aggregate storage bins are proposed to be located towards the western portion of the site, adjacent to the existing structure. Due to the site's limited size, the proposal includes cutting into the existing slopes in order to provide space for the concrete trucks to move freely throughout the site. The proposed storage bins will be set 12' into the side of the existing slopes and will utilize retaining walls and stormwater swales to minimize the effects that the proposed bins will have on the existing slopes.

### **5.0 ENVIRONMENTAL**

#### **5.1 Earthworks & Grading**

The development of the site will require limited grading and earthwork to provide space for the proposed aggregate storage bins and additional concrete truck parking. Retaining walls are proposed to be constructed towards the western and southern portions of the site. These locations have slopes ranging from 30% to 65%. In areas where slopes are equal to or greater than 30% grading and development may occur under provisions outlined §121-36.B.6 of the Town of Amenia Zoning Code, which states "Where an applicant can demonstrate that there is no feasible alternative and that the impacts of any land disturbance will be fully mitigated by the best available engineering, erosion control, and visual impact mitigation practices".

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for  
R & R Concrete Services LLC. – Concrete Plant  
4177 Route 22**

The proposed concrete batch plant requires siting grading in order to provide space for the aggregate storage bins and concrete truck parking. The proposed site grading will actually reduce the steepness of a portion of the slope. The effects of the proposed grading will be mitigated by the installation of retaining walls, rolled erosion control blanket, swales, and filter/infiltration trenches, which will be used to direct and absorb and redirect runoff around the perimeters of the site. The proposed grading will also receive vegetative screening, as to not create any visual impairment.

### **5.2 Noise**

The proposed concrete batch plant will not produce objectionable levels of noise or sound pollution during operating hours. The batch plant will be located within the existing 4,440 SF structure, which will mitigate the noise produced during operation. Noise that is produced by the proposed concrete batch plant will be limited to short durations, as the production time for concrete is approximately 10 minutes, varying on the size of the load.

Furthermore, the site is currently approved for a construction workshop, which would have utilized similar equipment as the proposed concrete plant, i.e. trucks and front-end loader. The concrete operation plans to utilize a front-end loader, skid-steer, concrete trucks and dump trucks. These referenced vehicles are the proposed components that will create noise outside of the building. Noise create by the vehicles are not expected to permeate beyond the limits of the site and are equivalent to the expected noise that would have been produced by the proposed construction workshop. It is also important to note that NYS Route 22 has significant truck traffic and therefore already produces highway noise.

### **5.3 Air Quality**

The proposed project will not need either a NYSDEC Air Permit or to be registered with the New York State Department of Environmental Conservation. The proposed plant will be located within an existing structure, which will contain any particulate produced during the manufacturing process. Furthermore, the proposed batch plant plans to utilize a Dust Catcher while operating, which will help contain any dust produced by the plant.

### **6.0 CONCLUSION**

R &R Concrete is seeking a Special Permit and Site Plan approval for their proposed concrete batch-plant. The proposed plant will utilize the previously disturbed parcel and existing structure in order to develop a site that can be used efficiently for concrete manufacturing. The site is zoned Highway Commercial where Light Industry is permitted under a special permit. The proposed concrete batch-plant will help bring business to the local area, while also reusing an existing parcel that has been vacant for several years.



**R & R Concrete Annual Recharge - Summary by Soil Map Unit — Dutchess County, New York (NY027)**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI	*Recharge Rate (in/yr)	Natural Recharge Rate
NWD	Hollis-Chatfield-Rock outcrop complex, very steep	D	0.3	17.24%	4.2	0.105
Wy	Wayland Silt Loam	D	0.5	28.74%	4.2	0.175
Hof	Nassau-Cardigan complex, hilly, very rocky	C/D	0.94	54.02%	7.6	0.595

Totals for Area of Interest: 1.74 100.00% 0.60 acre feet  
25,932.72 cubic feet

\*Amenia, NY - Zoning Code Section 121-15,F

**193,976.75 Gallons**

**R & R Concrete Daily Water Use**

Description	Avg. # of Units	Flow Rate per Unit (gal./day)	Total Flow (gallons)
On-board Concrete Truck Water Tank	20	50	1000
Concrete Load Manufacturing	20	270	5400
Employees**	6	12	72

Total Daily Use: 6472 GPD  
Annual Use: 1475616 Gallons

\*\*NYSDEC Design Standards for Intermediately Sized Wastewater Treatment Systems 2014

**R & R Concrete Water Consumption\*\*\***

Use	Total Flow (gallons)	Dilution Factor	Consumption / Day
Nonresidential Use w/ subsurface water discharge	72	6	432.00
On-board Concrete Truck Water Tank	1000	1	1,000.00
Concrete Load Manufacturing	5400	1	5,400.00
Total Daily Water Consumption			6,832.00 GPD
Annual Consumption (38 week season/6 days a week)			1,557,696.00 Gallons

\*\*\*Amenia, NY - Zoning Code Section 121-15,G

# Town of Amenia Planning Board

Town of Amenia  
4988 Route 22  
Amenia, NY 12501

(845) 373-8860 / (845) 373-9147 fax

## LAND USE APPLICATION

Type of Application: Check all that apply

Site Plan       Special Permit       Zoning Permit       Subdivision

Grid Number(s):  
132000-7165-00-001698

Name of Project: R & R Concrete Plant  
Property Address:  
4177 Route 22,  
Amenia, NY 12501

Primary Contact Person:  
Richard Rennia Jr.

Address: PO Box 400  
Dover Plains, NY 12522

Telephone Number: (845) 877-0555  
Email: rich@renniadesign.com

Name of Property Owner:  
Donald A. Flood

Address: P.O. Box 201  
Patterson, NY 12563

Telephone Number:  
914-525-7487

Name of Applicant (if different):  
R & R Concrete Services LLC.

Address: 28 Tinker Town Road,  
Dover Plains, NY 12522

Telephone Number: (914) 475-7027  
Email: jaimeliner@yahoo.com

Relationship of Applicant to Owner (e.g. contract  
vendee, option holder, lessee): Buyer

### Plans Prepared By:

Name: Rennia Engineering Design, PLLC.  
Address: PO Box 400  
Dover Plains, NY 12522

Telephone Number: (845) 877-0555  
E-mail: rich@renniadesign.com

Zoning District(s): RA \_\_, RR \_\_, HM \_\_, HR \_\_, SR \_\_, HC ,  
OC \_\_, M \_\_

Overlay District(s) (if any): Floodplain \_\_, Stream Corridor \_\_,  
Scenic Protection \_\_, Aquifer , Mixed-Use Institutional \_\_,  
Soil Mining \_\_, Historic Preservation \_\_, Mobile Home Park \_\_,  
Resort Development \_\_

Current Use(s): Construction Workshop, Vacant

Proposed Use(s): Concrete Plant

Parcel Size: 1.74 Acres

Type of Activity: New structure \_\_, Alteration of existing  
structure , Expansion of use or structure \_\_,

Change of use in existing structure , Subdivision \_\_.

Total Square Footage of Structures:

Current 4,572 SF Proposed 4,572 SF

Footprint of Structures: 4,572 SF

Deed Reference: Liber \_\_\_\_\_  
Page \_\_\_\_\_ Date \_\_\_\_\_

Filed Map Reference: Lot # \_\_\_\_\_ Map # \_\_\_\_\_

Does the property contain a farm operation located within an  
agricultural district or is the property boundary within 500  
feet of a farm operation located in an agricultural district:

yes       no

If yes, submit an Agricultural Date Statement.

Will the development be phased? Yes \_\_ No

If yes, how many phases? \_\_\_\_\_

Is there an existing Special Permit, Site Plan and/or  
Subdivision approval for the property? Yes  No \_\_\_\_\_

If yes, provide certified copies of those existing approvals  
with this application.

# Town of Amenia Planning Board

Town of Amenia  
4988 Route 22  
Amenia, NY 12501

(845) 373-8860  
(845) 373-9147 fax

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*The undersigned hereby makes application in accordance with all applicable laws and other requirements of the Town of Amenia, Dutchess County, New York. All owners of record must sign.*

\_\_\_\_\_  
*Signature of Record Owner*

\_\_\_\_\_  
*Signature of Record Owner*

Date: \_\_\_\_\_

Date: \_\_\_\_\_

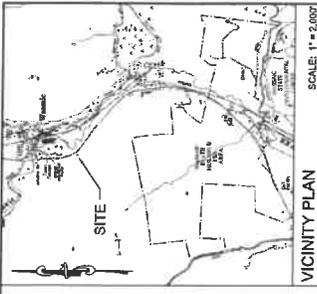
*John Lunt*

\_\_\_\_\_  
*Signature of Applicant (if different)*

Date: \_\_\_\_\_

---

Date stamp of submission  
(Office Use Only)



DESIGNED BY: R & R CONCRETE  
 114 2003 Ave., 11350  
 PROPERTY ADDRESS: 4172 ROUTE 22  
 APPLICANT: R & R CONCRETE SERVICES, LLC  
 200 WEST TOWN ROAD  
 DONALD A. L. O'D  
 POSTOFFICE BOX 1081

R & R CONCRETE		DUICHES COUNTY, NY	
TOWN OF AMHERST		EXISTING CONDITIONS PLAN	
DATE	SCALE	SHEET NO.	TOTAL SHEETS
11/15/18	1" = 2,000'	1	5

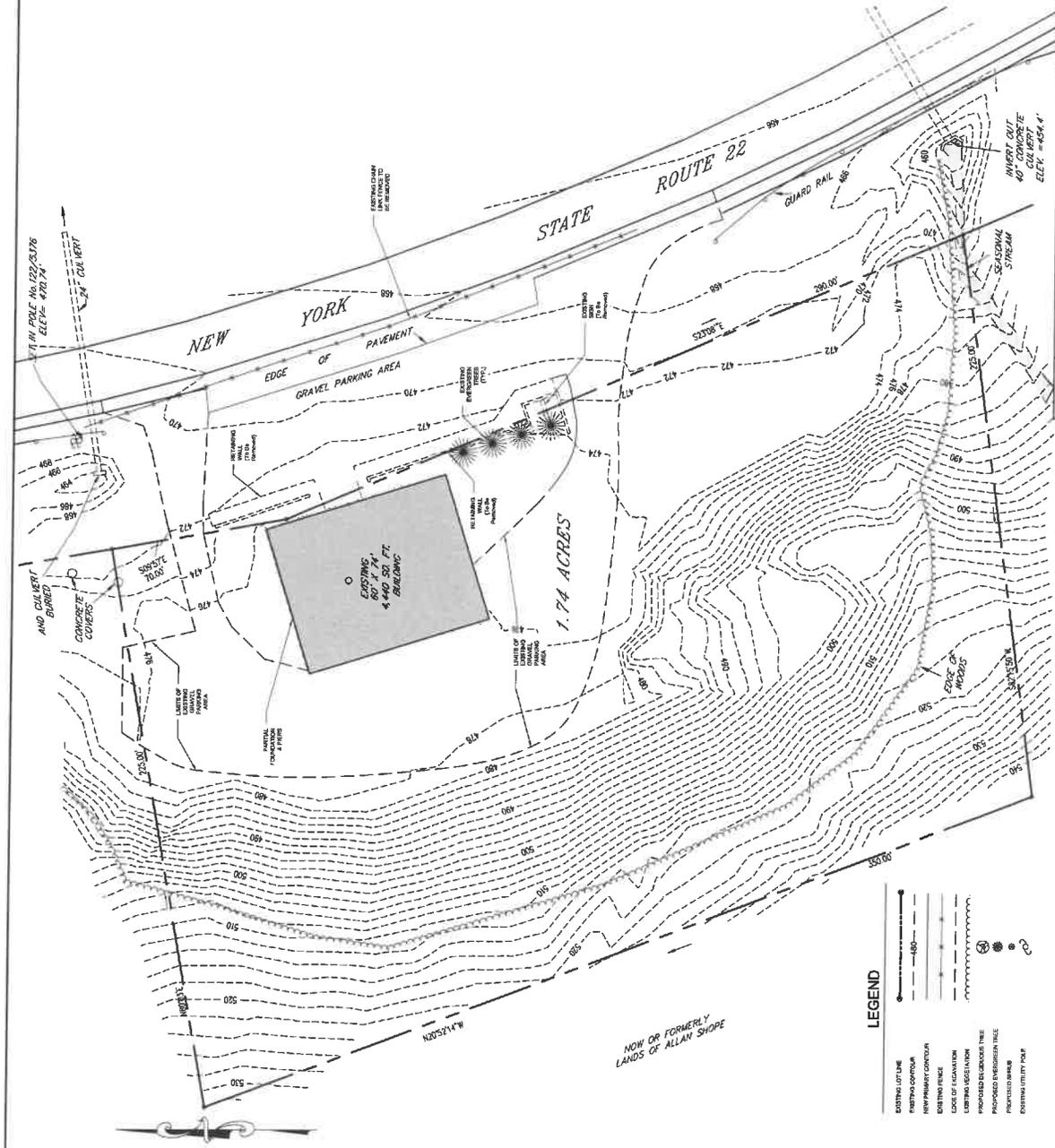
ENGINEERING DESIGN, EIT AND PREPARED BY:  
**RENNIA ENGINEERING DESIGN, PLLC**  
 CIVIL ENGINEERING & SURVEYING  
 9 Down Valley Road, Suite 200, Amherst, NY 14206  
 PHONE: (716) 437-2200 FAX: (716) 437-2200  
 WWW.RENNIAENGINEERINGDESIGN.COM

DATE	REVISION

GRAPHIC SCALE  
 1" = 20'

EXISTING CONDITIONS PLAN  
 1" = 20'

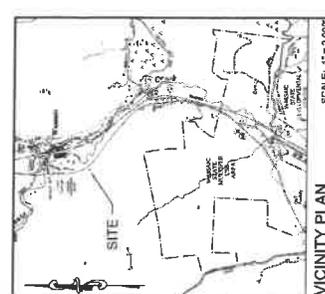
- MAP SCALE:
- PROPERTY DATA AND CONTROL FEATURES (METS) FROM ENGINEERING DESIGNS COMPANY (EIT) OR SURVEYOR.
  - TOPOGRAPHIC DATA AND CONTROL FEATURES (METS) FROM ENGINEERING DESIGNS COMPANY (EIT) OR SURVEYOR.
  - EXISTING CONDITIONS (METS) FROM ENGINEERING DESIGNS COMPANY (EIT) OR SURVEYOR.
  - PROPOSED CONDITIONS (METS) FROM ENGINEERING DESIGNS COMPANY (EIT) OR SURVEYOR.



LEGEND

EXISTING LOT LINE	---
PROPERTY CONTROL	---
NEW PROPERTY CONTROL	---
EXISTING FENCE	---
EDGE OF ELEVATION	---
EXISTING VEGETATION	---
PROPOSED ELEVATION TREE	---
PROPOSED SHRUBS	---
EXISTING UTILITY POLE	---





VICINITY PLAN  
SCALE: 1" = 2,000'

**OWNER'S CONSENT NOTE:**  
THE UNDERSIGNED OWNER OF THE PROPERTY HEREBY STATES AND HEREBY CONSENTS TO ALL LAND TERMS AND CONDITIONS AS STATED IN THIS PLAN AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE SUPREME COURT OF THE STATE OF NEW YORK. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
OWNER'S SIGNATURE

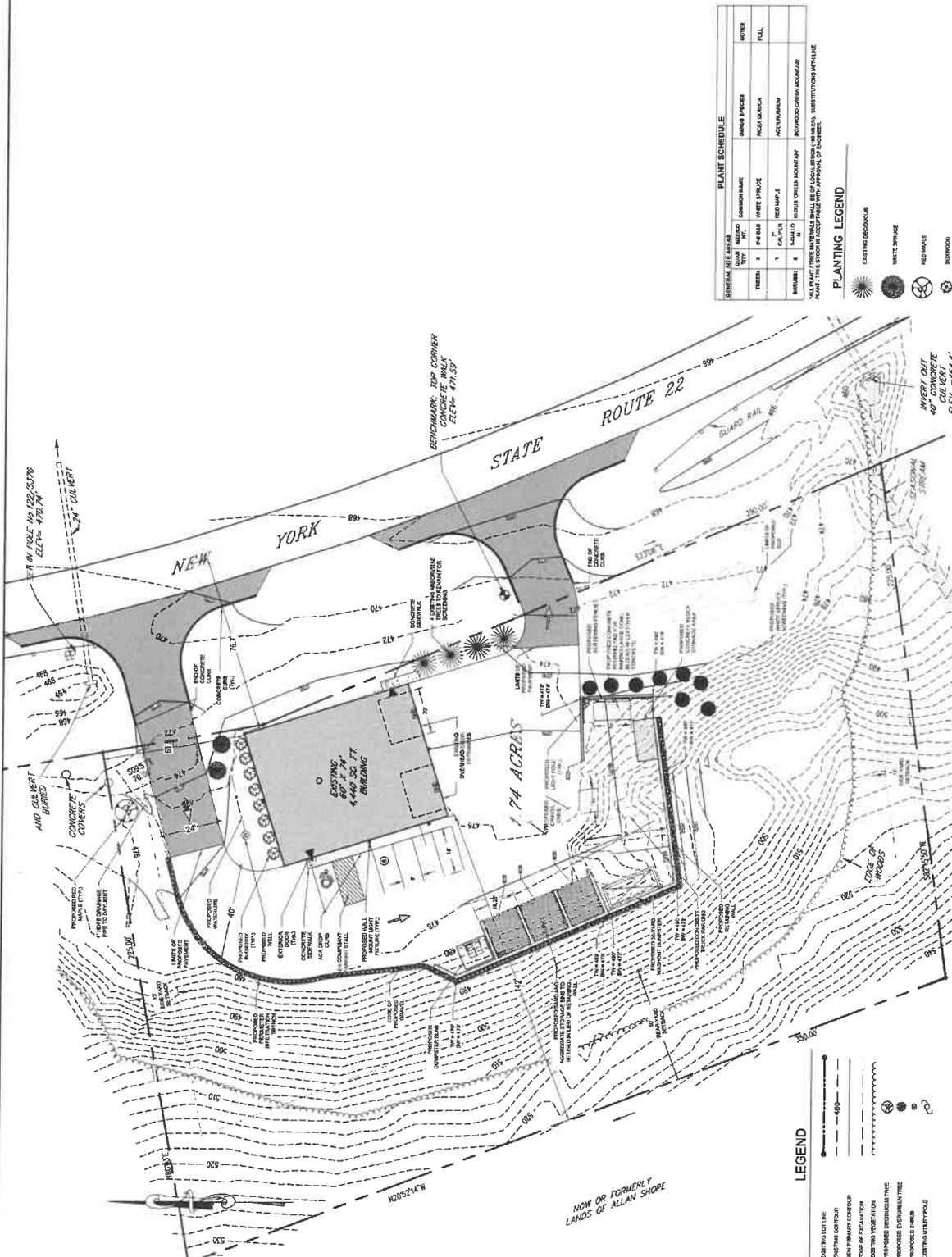
**ADJACENT OWNER'S SIGNATURE:**  
THE ADJACENT OWNER AT THE TIME OF RECORDING OF THIS PLAN HAS BEEN ADVISED OF THE FILING OF THIS PLAN AND HAS CONSENTED TO THE FILING OF THIS PLAN AND TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE SUPREME COURT OF THE STATE OF NEW YORK. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
ADJACENT OWNER'S SIGNATURE

**BULK REGULATIONS**

PROVISION	REQUIRED	PROVIDED
MIN. LOT AREA (ACRES)	1	1.74
MIN. ROAD FRONTAGE (FT)	300	360
MIN. MAX FRONT YARD SETBACK (FT)	35	70'
MIN. REAR YARD SETBACK (FT)	50	142
MIN. SIDE YARD SETBACK (FT)	15	61
MAX. IMPERVIOUS SURFACE (%)	50%	33%
MAX. BUILDING HEIGHT (FT)	45	35
MAX. BUILDING FOOTPRINT (FT)	60,000	4,440

**SITE DATA**  
 ZONING DISTRICT: R-100 (RESIDENTIAL COMMERCIAL)  
 TAX MAP NO.: 10000-10000000000  
 PROPERTY ADDRESS: 440 S. T. DR.  
 APPLICANT: R & R CONCRETE STRUCTURAL LLC  
 PROJECT NAME: 440 S. T. DR.  
 PROPERTY OWNER: DONALD A. FLEDER  
 ARCHITECT: PETERSON, NY 10485

**PLANNING BOARD APPROVAL**  
 APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF ANDOVER, NEW YORK, ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
 THE PLANNING BOARD HAS REVIEWED THE PROVISIONS OF THIS PLAN AND HAS CONSENTED TO THE FILING OF THIS PLAN IN THE OFFICE OF THE CLERK OF THE SUPREME COURT OF THE STATE OF NEW YORK.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 BY \_\_\_\_\_



SITE PLAN  
SCALE: 1" = 20'

**PLANT SCHEDULE**

GENERAL USE AREA	QUANTITY	SIZE	COMMENTS	PLANT SPECIES	NOTES
TREES	1	4" DBH	WHITE SPURGE	ACTINOPHYLLON	FULL
SHRUBS	1	4" DBH	RED MAPLE	ACTINOPHYLLON	FULL
SHRUBS	1	4" DBH	RED WHEELER HAWTHORN	ACTINOPHYLLON	FULL

**PLANTING LEGEND**  
 EXISTING VEGETATION  
 WHITE SPURGE  
 RED MAPLE  
 RED WHEELER HAWTHORN

ENGINEERING DESIGN, PLLC  
 CIVIL & ENVIRONMENTAL & STRUCTURAL  
 8 Down-Olden Plaza, Suite 5, P.O. Box 100, Down-Olden, NY 12522  
 Tel: 518-751-1400  
 Fax: 518-751-1499  
 www.edesignny.com

DATE: \_\_\_\_\_  
 REVISION: \_\_\_\_\_

**ENGINEERING DESIGN, PLLC**  
 CIVIL & ENVIRONMENTAL & STRUCTURAL  
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 www.edesignny.com

**R & R CONCRETE**  
 TOWN OF ANDOVER  
 SCALE: 1" = 20'  
 SHEET NO. 2 OF 5





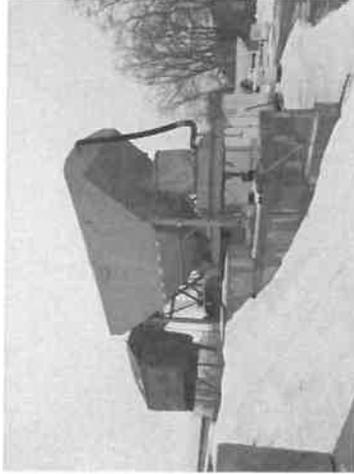




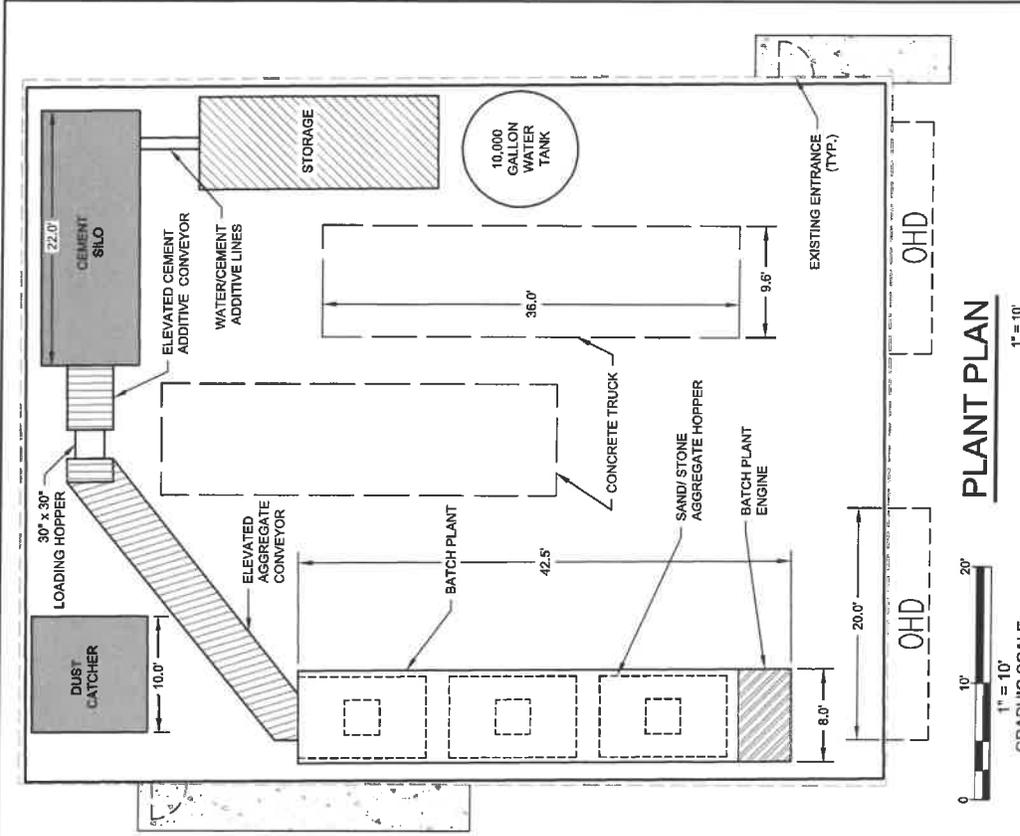
**BATCH PLANT**



**LOADING HOPPER/STORAGE**



**CEMENT SILO**



**PLANT PLAN**  
1" = 10'  
GRAPHIC SCALE

DATE	REVISION

ENGINEERING, DESIGN, & PLANS PREPARED BY:  
**RENNIA ENGINEERING DESIGN, PLLC**  
 CIVIL • ENVIRONMENTAL • STRUCTURAL  
 8 Cove Village Plaza, Suite 5, P.O. Box 105, Stoner Park, NY 12522  
 Tel: (845) 877-6255 Fax: (845) 877-6288  
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 THIS PLAN IS TO BE USED FOR THE DESIGN OF THE BATCH PLANT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF RENNIA ENGINEERING DESIGN, PLLC.

TOWN OF ALBANY  
**R & R CONCRETE**  
 R & R CONCRETE  
 BATCH PLANT SCHEMATIC  
 DATE: 5/15/2018 SCALE: 1"=10' DRAWN BY: RED CHECKED BY: PAR JOB NO. #16-004 SHEET NO. 1 of 1