



# TOWN OF AMENIA

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## SPECIAL PLANNING BOARD MEETING THURSDAY, MAY 31, 2012

Present: Chairwoman Nina Peek  
Peter Clair  
Jim Walsh  
Nathan Roy  
Norm Fontaine  
Ian MacDonald, Attorney  
Julie Mangrillo, Engineer

Absent: Tony Robustelli  
Larry Moore

MOTION TO OPEN THE SPECIAL PLANNING BOARD MEETING FOR MAY 31, 2012  
was made by Jim Walsh, seconded by Peter Clair

**486 Leedsville Road**

**Pre Application**

**486 Leedsville Road  
Amenia, NY**

Bob Skibsted, owner wants to build an addition. Mr. Skibsted gave a history of the property. There were 3 parcels owned by the Waddles family that he purchased; one empty lot 3.5 acres, one lot with a colonial house and about 2.5 acres and the barn which is about 1 acre with a pool. Last fall (2011) he did a lot line change to unite the colonial house with the 3 acres and make it one parcel of 5 plus acres and that left the other lot about 1.5 acre. Currently Mr. Skibsted would like to build an addition onto one of the houses. He estimates that the proposed addition is approximately 2500 square feet and the existing house is about 5000 square feet. Chairwoman Peek referred to an email in the file (dated July 2011) from Michael Hayes to Mr. Skibsted and Mr. Flaherty regarding the procedure that the Town would require for an addition on a nonconforming lot. Mr. Skibsted noted that he was aware of th email and that he had provided that email to the Town for the file. Attorney MacDonald told Mr. Skibsted if the plans show that the square footage of the addition is less than 50% of the square footage of the existing structure, then a Special Permit would be required from the Planning Board (for the nonconformance). If the addition is greater than 50% of the existing structure, then a variance would be required from

the Zoning Board. Ms. Peek continued that in either case, Site Plan approval is required from the Planning Board. Mr. MacDonald asked if there were dimensions on the drawings that Mr. Skibsted had. There were none. The applicant was directed to provide documentation on the square footage of the existing home.

**Dollar General**

**Site Plan**

**Route 343  
Amenia, NY**

Frank Redl and Kari Redl Daniels represented the applicant and Rich Tompkins from Morgan Associates, the applicant's architect, came before the Board. Mr. Redl showed the Board a few different scenarios and selected what they felt was the best one. Their preferred plan included landscaping along the building on Mechanic Street side, some trees at the corners of the property and several potted plants framing the front door. Mr. Tompkins presented the Board a scenario with curbing on the Mechanic Street side noting that based on his measurements, if there is to be curbing the parking must be at an angle. The architect's determination was that this scenario would result in potential safety problems. Another concern was the entrance to Mechanic Street was tight. Norm Fontaine was concerned for safety of cars backing out of spots onto Mechanic Street. Mr. Redl stated there was plenty of room to back out. Bill McGhee, neighbor to Dollar General on the Mechanic Street side had concerns about the shared right of way between the two buildings. Many days Mr. McGhee has cars double parked in the morning and most of them cleared by the end of the day. There may be a problem with delivery trucks, if there is angled parking with curbing; they would have to turn around in the street. He felt the traffic flow should remain the same as it is now.

Chairwoman Peek then directed the Board to discuss the memo of May 31<sup>st</sup> from the Board's engineer, Julie Mangarillo. Ms. Mangarillo noted that there is sufficient space on Route 343 (East Main Street) for the Applicant to provide a landscaped strip, the required 24' for the parking space and the entire fire lane. After much discussion, the Applicant agreed to provide a plan with the landscaping along Route 343 in accordance with the requirements of the Town's Code and Comprehensive Plan, and Dutchess County Greenway Connections. Ms. Mangarillo requested additional information from the Applicant on the right of way agreement between the Redl's and Mr. McGhee. Mr. Redl stated that the right of way agreement was on file with the Dutchess County Clerk's Office and he would get a copy to her. Ms. Mangarillo asked for a copy of survey for the entire parcel – as the site plans only showed a portion of the property. Mr. Redl noted that the property extends a bit to the south and east of what is shown on their site plan, but this portion of the site is not useable as it is wetland. Mr. Redl agreed to provide a copy of the full property survey. Ms. Mangarillo asked about the well and septic. Mr. Redl stated it was town water and there is a septic tank that runs to a distribution tank. The Board discussed the landscaping plan with the applicant and Ms. Mangarillo. There is nothing to be displayed outside the front of the building. Ms. Mangarillo noted that the Town Code states the entrance



ROLL:	Chairwoman Peek	Yes
	Peter Clair	Yes
	Joseph Fontaine	Yes
	Nathan Roy	Yes
	Jim Walsh	Yes
	Larry Moore	Absent
	Tony Robustelli	Absent

**MOTION CARRIED**

Correspondence was received from Dutchess County Planning this was a matter of local concern. The Resolution was signed by the Board.

**770 Old Route 22  
Affordable Housing**

**Consultants Discussion**

**770 Old Route 22  
Amenia, NY**

Ms. Mangarillo reviewed the most recent set of plans and review memo provided by Dan Wheeler’s office of May 21, 2012. Some of the comments offered by Rhode, Soyka and Andrews were addressed although there are some issues with the EAF, which still require revision. In addition, because the property is located within the Aquifer Overlay District – per the Town’s zoning code requirements (for multi-family housing with more than 5 units), Wheeler’s office prepared calculations to compare water consumption vs. parcel recharge. The calculations indicated that the proposed project would consume more water than they recharge. As such, the Application is automatically considered a Type I action for SEQRA.

Ms. Mangarillo indicated that the Applicant has two options: Either become a Type I Action under SEQRA (indicating that the project would have a significant environmental impact requiring mitigation) or eliminate 1 unit. These options will be presented to Mr. Wheeler at the June 7<sup>th</sup> meeting. Chairwoman Peek asked if the lighting plan needs that much lighting in this lot – 6 poles and 2 wall mounted lights. Ms. Mangarillo stated the lighting is low 2-3 so based on these numbers it should be ok. Mr. Walsh felt it was overkill as well. Bill Flood asked if they were using water saving toilets, showers, etc. Ms. Mangarillo stated in the EAF there was federal funding and Mike Soyka had previously asked that the Applicant specify which agency and which funding source would be supplying the grant. Ms. Mangarillo indicated that they had not yet provided this information. Ms. Peek stated if they are not getting federal funding then it is not through Hudson River Housing which is HUD or HOME money. If they are getting federal funding then they may be required to fill out the NEPA EAF. Ms. Mangarillo will attend the June 7<sup>th</sup> meeting and review with Mr. Wheeler, who will also attend.

**OTHER MATTERS:**

**Minutes** -

MOTION TO APPROVE THE MINUTES OF 04/26/2012 AND 05/03/2012 AS READ was made by Jim Walsh, seconded by Peter Clair

VOTE TAKEN - MOTION CARRIED

Although not on the agenda, Lee Bates owner of the Cascade Spirit Shoppe asked to discuss work she plans on a building on Route 22 owned by Tony Robert. She currently does not have an application before the Board. Parking is an issue – with 1000 square feet of retail space there needs to be 4 parking spaces. She plans to put more parking on the north side of the building for customers. Employees will park in the back. Ms. Peek stated there needs to be accommodating and signage for at least one handicapped space. Ms. Bates plans to use the existing sign and will reface it with Cascade with lighting facing down. She will paint the building for now a barn red. This is in the Highway Commercial zone. Ms. Peek indicated that Ms. Bates should prepare the required Site Plan Application material before she conducts any work on the exterior of the site. Once her paperwork is in order, she will be placed on an agenda for discussion.

MOTION TO CLOSE THE MEETING was made by Nina Peek, seconded by Peter Clair

VOTE TAKEN - MOTION CARRIED

Respectfully submitted,

Susan M. Metcalfe  
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on May 31, 2012 and are not to be construed as the final official minutes until so approved.

Approved as read 06-28-2012

Approved with: deletions, corrections, and additions