



# TOWN OF AMENIA

4988 Route 22, AMENIA, NY 12501  
TEL: 845-373-8860 FAX: 845-373-9147

## Town of Amenia Planning Board Meeting 2/11/15

### Present:

Norm Fontaine –Chairperson  
Peter Clair  
Nathan Roy  
Bill Kroeger  
John Stefanopoulos

### Absent:

Tony Robustelli  
Erich McEnroe

### Consultants:

Julie Mangarillo-Town Engineer  
Davidd Everett-Attorney

### **Motion to open meeting 7pm**

#### Maplebrook School

Brian Watts represented Maplebrook School. Mr. Kevin Keenen from Maplebrook was also present. Mr. Watts reviewed the submitted application for the proposed site plan for the new pool facility. It will be an expansion of existing gymnasium square footage will be about 8,724. The pool water will be supplied by tanker truck and pool water if need be will also be removed by tanker truck. Chairman Fontaine stated that Maplebrook School has resubmitted their plans and they have responded to the Town Engineers August of 2014 comments. They have not yet responded to the town engineers most recent comments.

Maplebrook School does not need any variances. Location is approx. 10ft off the edge of the SCO. Maplebrook School anticipates no disturbance of area. Architect is still working out the details of the truck movement during construction. There is not a definite answer on how the trucks will maneuver around construction site without any disturbance.

Slopes on property have not been identified over 15%. Mr. Watts displayed a rough architectural design showing the existing gymnasium and the proposed pool with vestibule. Maplebrook School stated that the current pool will be used to develop new classrooms. Attorney Everett questioned how that would be handled? Will it create additional square footage or will a second floor be added? Maplebrook answered that they will not be placing a second level on the building. The method of eliminating the pool has not yet been decided. Attorney Everett stated that if the new gross square footage is kept under 10,000 sq. ft. they will be exempt from environmental review under SEQRA. The elimination of the old pool will need to be part of this application. Maplebrook School does not know the time frame of the elimination of the old pool. Attorney Everett asked the square footage of the current pool. Maplebrook did not know. If it is under 2,000 ft. it will be exempt from environmental review if the whole project is under 10,000 sq. ft. Will there be any grading in the SCO? They are proising not to do any grading but they are awaiting the architect. Attorney Everett stated that grading is allowed in the SCO with certain constraints. Julie Mangarillo referred back to the drawing in where it shows a door on the back of building. She questioned whether there will be some kind of sidewalk or egress. Emergency/fire exit will need a pad and it will need to be displayed on the site plan.

The EAF provided important info on the project but a complete process is not necessary if in fact they are exempt from SEQRA. Ms. Mangarillo reviewed her comments about the EAF. She also reviewed her comments of the site plan. She advised Maplebrook that they are entitled to seek waivers from the Planning Board. Exterior lighting should be shown on the site plan.

Sediment/erosion control plan was addressed.

Dutchess County Health Dept is being approached for the permit for an indoor pool.

A question was posed about the impact of wildlife. This question was left blank on the EAF. Mr. Watts will attempt to get an answer on that subject. The habitat of the area for the application is mostly gravel, lawn, few trees. The showers are existing on the lower portion of the gym. The pool will not create a greater demand for water. Student population is not increasing.

Parking requirements are reflected in the town's code. Maplebrook will provide a quick analysis under the code to show that the removal of some of the parking does not violate the town code. Attorney Everett asked if they could show where the SPO line is on their plans. Mr. Watts will place the line on the plans. How far off the road the proposed pool will be from the road? If more than 500ft. this application will not have to be referred to the county. Mr. Watts will need to double check for an exact number. Attorney Everett addressed the board of their options with this application. It can be deemed complete if the Planning Board feels this is a complete application. This will allow a scheduling of a public hearing, referral to county if needed. This is considered a major project in this district it will need to be referred to the ZBA for recommendations.

The applicant still needs to submit additional info and also will be answering the Town Engineers most recent comments. Mr. Watts will need to confer with the architect.

Planning Board agreed to wait for resubmitted information before they deem this application complete.

L. DeLango reviewed the upcoming application of the Amenia Drive in. Silo upcoming submission was also addressed.

**Motion to close meeting 7:31pm**

Respectfully submitted,

Larissa DeLango



The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on 3/25/15 and are not to be construed as the final official minutes until so approved.

Approved as read

Approved with deletions, corrections and additions