



TOWN OF AMENIA

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Planning Board Minutes 3/25/15

Present:

Norm Fontaine-Chairman
Tony Robustelli
Peter Clair
Nathan Roy
Bill Kroeger
John Stefanopoulos

Consultants:

David Everett- Town Attorney

SBA Cell Towers

Attorney Matt Kerwin from the law firm Hiscock and Barclay represented SBA Cell Towers. SBA is proposing a connection with Verizon cell tower to construct a 180 ft tall monopole on 67 Kent Rd. owned by Mr. Yale. This tower will assist in the need to increase the coverage area. Verizon will have a 12 antennae array. The base of the tower will be enclosed with a secure and locked fence. The tower will have the capability for collocators. SBA Towers is currently in front of the ZBA for a height variance. George Janes's comments were reviewed for the visual assessments that will need to be done for the tower. The balloon float process was discussed. The ZBA will set the balloon float date and rain date. Town law requires that a notice be published. Mr. Kerwin discussed the conversation that was had between the ZBA and himself regarding the MTA and their proposed monopole at the Wassaic train station. SBA will attempt to work with MTA to create a one site solution. Will serve the hamlet of Wassaic, route 22 and South

Amenia Rd. Mr. Kerwin reviewed the coverage maps for the board. Board member Nathan Roy asked how many additional people will a new tower bring service to? And how long is the lease for? Mr. Kerwin did not have that answer but will research that information. A lease typically is for about 20 years.

Verizon has evaluated the area for other tall structures and towers that would serve this purpose, all others have been ruled out. Attorney Everett informed the board that the ZBA expressed their desire to be SEQRA lead agency. The ZBA is the first board to issue a decision. The ZBA is in the process of hiring a radio frequency consultant which would evaluate maps and address other concerns that the board may have. The Planning Board will be able to submit any of their concerns to the ZBA. Shared services were discussed at the ZBA meeting between emergency services and SBA Towers. SEQRA is a NY state statute. A cross state cannot sue on NY SEQRA grounds. George Janes discussed that good service is necessary inside of structures even if there is minimal coverage on the road. Two sites that are close to each or too far away from each other will cause interference and dropped calls. Under federal law, municipalities are not allowed to consider the health impacts of cell towers under the federal telecommunications act. Making towers too high the signal strength is not strong. The tower will be sited outside the SPO. The ZBA will do a detailed study on the visual impacts.

All recommendations and questions should be submitted to L. DeLango. Planning Board jurisdiction will be limited to site plan reviews. If and once a Negative Declaration is issued to the applicant the Neg Dec is binding. Once SEQRA process is completed another one cannot be done. Comments and questions will be directed to the ZBA from the Planning Board Secretary.

Chairman Fontaine motioned that the ZBA take lead agency on the SBA cell towers. Motion was 2nd. A provision was added to allow ongoing input. Five Planning Board Members responded yes in allowing the ZBA lead agency. One planning Board member responded no. Motion passed.

Silo Ridge

Silo was neither on the agenda nor at the meeting.

Chairman Fontaine informed the board that the field change protocol should be reviewed before the next meeting. The Silo Ridge application is awaiting the board to deem application complete.

Maplebrook School

Engineer Brian Day presented for Maplebrook School. He reviewed the application with the board regarding an extension of their existing gymnasium and the construction of an indoor pool. Variances are not needed for this application. An SPO line was added to the plans. The stream corridor overlay was added to the

plans. Approximately 1800 sq. ft is to be disturbed in that area. Julie Mangarillo requested a parking analysis. Mr. Day agreed to complete a parking analysis but referred back to the zoning code and did not find that there would be any impacts. The erosion sediment control plan is in compliance with the code. Mr. Day pointed out the catch basins on the plans. Run off from the buildings will be tied into those basins. Mr. Day discussed the dry well that was represented on the plans. A holding tank was discussed as an alternative for the chlorinated pool discharge. A salt water pool is being considered. The map of the new natatorium was shown to board. Handicap accessibility exits were shown. Consideration for solar thermal panels will be considered for heating purposes. New comments from Town Engineer, Julie Mangarillo were given to Mr. Day. Chairman Fontaine stated that the majority of issues have been addressed. The parking analysis can be approached by submitting the reasons it does not find the analysis necessary. Mr. Day responded by proposing a parking space count. The existing wells surrounding the School will not be affected.

Chairman Fontaine motioned to deem the application complete except for the issues noted in the Town Engineers comments dated 3/25/15. The application will be submitted to Dutchess County Planning and Development, Zoning Board of Appeals (ZBA) and schedule a public hearing. Motion was 2nd. All in Favor.

Amenia Drive In

The drive in is awaiting response from the county. The approval resolution was prepared by Attorney Everett. Julie Mangarillo has signed off on all issues.

Amenia Fish and Game

Engineer Rich Renna presented for the Amenia Fish and Game. Mr. Renna approached the subject of the application being classified as a major or minor issue. A phasing plan was submitted to the engineer to represent the project being less than 10,000 sq. ft. The Town Engineer has agreed to the phasing plan and Renna will move forward as a minor project.

Mr. Ralph Savoy identified himself as the Vice President of Amenia Fish and Game. Mr. Savoy claims that a vote was never taken to agree on an underground shooting range. Chairman Fontaine stated that according to the president of the Fish and Game a vote was taken. A contract was signed. According to Mr. Savoy that contract was signed without member knowledge. Chairman Fontaine suggested that all internal problems be worked out before the application proceeds. Proof from the Amenia Fish and Game will be needed to represent a valid application. The signed contract was previously presented to the town giving authorization for the town to proceed.

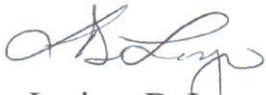
A review of what has been submitted to the planning board was given by Mr. Renna. Mr. Renna explained that the shooting range is in a closed room.

Motion to approve minutes

Minutes 1/28/15 and 2/11/15 were approved-all in favor

Motion to close the meeting –all in favor 8:29pm

Respectfully submitted,



Larissa DeLango

Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on March 25, 2015 and are not to be construed as the final official minutes until so approved.

Approved as read

Approved with deletions, corrections or additions