



TOWN OF AMENIA

4988 Route 22, AMENIA, NY 12501
(845) 373-8860 x106 Fax (845) 373-9147

Planning Board Meeting Wednesday, June 22, 2016 Town Board Meeting Room 7:00 P.M.

PRESENT:

Peter Claire
David Rosenberg
Erich McEnroe
Matt Deister

ABSENT:

Joseph Fontaine
Tony Robustelli
John Stefanopoulos

CONSULTANTS:

Genevieve Trigg, Esquire
John Andrews, Town Engineer

The meeting was opened with the Pledge of Allegiance

Maplebrook School

Dorm Addition

42 Shane Drive

Amenia, New York 12501

MOTION TO OPEN THE PUBLIC HEARING was made by Mr. McEnroe and it was seconded by Mr. Rosenberg.

Mr. Claire asked Mr. Keenan, representative from Maplebrook School if he had anything to add before he opened up for public comments. He stated that he had no additional comments.

Mr. Andrews asked if there were any comments received from DC Planning. Comments were received and a copy of the letter was distributed. Mr. Claire asked Mr. Andrews if Maplebrook had adjusted the driveway width and Mr. Andrews stated that they did adjust the driveway width to 16 feet; however, he also stated that Mr. Everett noted in the Resolution that Maplebrook needed to address Mr. Andrews' comments. Even though the driveway width was adjusted to 16 feet, Mr. Andrews wants to take a look at it as he notes that it still may be a bit narrow on one turn as you go in.

Mr. Claire then offers the public an opportunity to comment. The only resident in attendance was Mr. Eliot Soroka and he asks exactly where the structure is going to be. Mr. Keenan responds that it will be on the west side of the campus. Mr. Soroka questions where they were doing borings and was told that they were drilling a well. He is then shown on the map exactly where the well was drilled. Again, Mr. Soroka asks if they have done any borings and was told they had done deep holes for the septic. The septic system will be new and they would not be tying in to an existing system. Mr. Soroka questions why they have no central plan. He's told that it is up the DC DOH and that they have no concerns regarding the septic. Maplebrook has done the proper deep holes and other testing that is required by DC DOH. Mr. Keenan does note that they are working on getting the water system up to the standards of the DC DOH. Mr. Soroka then asks how they will handle the rock problem and is told by Mr. Keenan that they did encounter ledge, but that the top layer is soft rock. Mr. Keenan notes that chipping would be a better option than blasting. Mr. Soroka asks if they are even allowed to blast up there and Mr. Keenan says that as far as he knows they can blast, but he would have to check with the building official. Mr. Keenan does not anticipate hitting a lot of ledge. Mr. Soroka ask what the use of the new building will be and is told by Mr. Keenan that it is a six (6) bedroom housing unit – half for staff housing and half for dorm use. Mr. Soroka questions if there will be anything in the basement of the building and is told that half will be occupied by the staff and the other half will be a mechanical's room.

Mr. Soroka notes that Maplebrook is growing a lot and should be a master plan. Mr. Claire states that currently they fall under the criteria where it's allowed by law to proceed as they have, however, moving forward Dutchess County and the planning board needs to have a bigger scope of what exactly is going on there. Mr. Keenan states that recently the school has gone through some construction and notes that it is a capital improvements program they have. There was then discussion about the most recent projects that have been done at Maplebrook. Mr. Soroka says that Maplebrook pays no taxes and while Mr. Keenan notes that that is true, he then discusses the benefits of having the school in the town: parents and students use local services, contributions to employment as some staff are local residents, etc. Mr. Claire then states that taxation has nothing to do with planning board and there should not be discussion about that topic at this meeting.

Mr. Keenan notes that anything additional that Maplebrook wishes to do will require a lot more interaction with the town and a master plan. Ms. Trigg addresses Mr. Soroka and informs him that any amendments to the site plan would require PB approvals and that this is a minor site

plan application so there is no requirement of a public hearing, but the planning board decided to hold one.

MOTION TO CLOSE THE PUBLIC HEARING was made by Peter Claire and seconded by Erich McEnroe.

VOTE TAKEN – ALL IN FAVOR

Mr. Claire opens the planning board meeting noting that there was a Resolution. Mr. Andrews states that DC Planning raised two issues: the master plan issue and pedestrians. Mr. Keenan states that students at Maplebrook do not cross the road, but are instead bussed across Route 22. Mr. Andrews urges the planning board to be sure it is noted that students are bussed across the road and do not walk across. At the suggestion of Mr. Andrews, a fourth condition was added to the Resolution addressing the fact that future applications for site plan approval involving the school will require a master plan. Ms. Trigg will add that fourth condition to the Resolution. Mr. McEnroe poses the question regarding the Amenia Fire Dept. and the water. Mr. Andrews states that it is a condition of the Resolution for which they have not seen an updated submittal. That condition must be satisfied before moving ahead. Mr. Claire reiterates that the fourth condition regarding master plan will be added to the Resolution.

Mr. Rosenberg asks for clarification that the board will be approving this application once all conditions are met and he is told by Mr. Claire that is correct.

Mr. Claire stated that a Resolution for granting site plan approval for the construction of a dorm building at Maplebrook School needed to be approved. He then read the Resolution aloud. Before the board voted, Ms. Trigg stated that SEQRA review was not required for this project because it's a Type II action under SEQRA.

The resolution was voted upon with all the members of the Planning Board voting and signing as follows:

Peter Claire	Yes
David Rosenberg	Yes
Matthew Deister	Yes
Erich McEnroe	Yes
Anthony Robustelli	Absent
John Stefanopoulos	Absent
Joseph Fontaine, Chairman	Absent

Mr. McEnroe asked Mr. Andrews if he was satisfied with the information received from Maplebrook. He stated that he had asked for a truck turning template. While they had widened the driveway, Mr. Andrews is not sure the driveway is wide enough and would like them to demonstrate that it is in fact wide enough. Maplebrook needs to make a final formal submittal to the planning board.

Mr. Keenan asks if there is a way to expedite the decision by the DC BOH regarding the septic. Mr. Claire states that he knows nothing about that. Mr. Keenan explains that DC BOH is requiring them to update the water system and while they do have a plan mapped out, they are not sure how long it will take to do it. Mr. Keenan further states that since they are putting up a

