



# TOWN OF AMENIA

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## PLANNING BOARD MEETING WEDNESDAY, OCTOBER 12, 2016

**PRESENT:** Joseph Fontaine  
Tony Robustelli  
David Rosenberg  
John Stefanopoulos  
Matt Deister – late  
David Everett – Attorney  
John Andrews, Engineer

**ABSENT:** Erich McEnroe  
Peter Clair

Chairman J.Norman Fontaine opened the Planning Board Meeting at 7pm with the Pledge of Allegiance.

**PUBLIC HEARING:** Sakari/Crystal Lake      SCO Site Plan  
106 old Ore Bed Rd      Amenia, NY

The Public Hearing began with Chad Lindberg from Taconic Engineering bringing forth updates to the last site plan submission and final paperwork for the project.

Compliance with the following issues was mentioned in Comments:

- \*\* New Site Plan to encompass entire property
- \*\* Corrected line delineation to properly identify wetland
- \*\* Supplied letter from NYSDEC re: Bog Turtle for EAF. Property is upland from the area involved
- \*\* Copy of forestry report from previous landowner
- \*\* building elevations listed in new site plans

Still to do:

- \*\* will supply letter from forester re: approval for easements and driveways, etc
- \*\* need revisions to DCDOH to prior submission as well as trench detail and line replacement and well testing as well as proposed septic and abandonment of previous septic

\*\* letter from Fire Chief with approval for access to proposed dwelling for firefighting

No waivers are being sought by applicant for site plan modifications. A time for Public Comment was offered. There were none.

The Planning Board Secretary then read Resolution #9 Approval of the Site Plan for Construction of a 4-Bedroom Residence in the Stream Corridor Overlay District.

Roll was called:	Resolution #9
Joseph Fontaine	yes
Peter Clair	absent
John Stefanopoulos	yes
Erich McEnroe	absent
Matt Deister	late
Anthony Robustelli	yes
David Rosenberg	yes

Attorney, Dave Everett will submit modified final resolution to be signed off at next planning board .The Public Hearing was then closed with the project approved Mr. Fontaine closed the Public Hearing at 7:14pm.

**REGULAR MEETING:**

**1. Lou Monaco/KLM Group LLC SCO review 4993 Route 22 Amenia**

Rich Rennia brought in new land survey map-full topo map still to come

**\*\*1984 Map re:Access point for internal road note on document** mention of flag lots in the map and they are not permitted for subdivision Per Town Zoning Code. The Planning Board may defer that code in its own decision or may change or waive the code.

\*\* Map also indicates pond on property. Need more documentation on federal wetlands delineation

\*\* need more data for continuation of this project

\*\* existing driveway was originally approved by NYSDOT. Will need to be re-contacted re:approval of conversion of that driveway to common driveway.

\*\* need to contact DCDOH

\*\* much of site exceeds 15% slope – will be problematic to get 3 lots as proposed

\*\* resubmit site plan application with alternatives

\*\* A Statement of Disclosure of Interest will have to be signed by Stanley Whitehead as a Town Official who has ownership interest in this application

\*\* This application is a minor subdivision and will require a Public Hearing

- \*\* Ag Data statement submitted, needs to be mailed to farmer
- \*\* Deeds need to be submitted re: restrictions as to further subdivisions, NYSDEC etc. involved. Will need SEQRA Review.
- \*\* Need letter from DEC (site sensitive) re: Bog Turtle
- \*\* Need delineation re: wetlands and report done by applicant
- \*\* Application will be referred to DC Planning Dept for a recommendation as required by municipal law

## **2. OUTBACK STORAGE EXPANSION:**

- \*\* Applicant proposes to merge the vacant undeveloped tax parcel and the existing Outback Storage facility parcel into one lot and increase the storage square footage 50% of the existing facility.
  - \*\* Calculations for the new facility are off by a mere 25 sq. feet.
  - \*\* See if they can reduce the percentage impervious on the expansion area
  - \*\* Need updated NYSDEC permit to conduct 100-foot adjacent area wetland approval.
  - \*\* Need Floodplain development Permit. Base flood elevation is 543 feet. The finished floor must be of 545 feet elevation (2 feet higher than flood plain)
  - \*\* project is located in Primary Valley Bottom Aquifer. How does applicant plan to comply with indicating a list of what can and cannot be store in the units and include that list in the lease agreement?
  - \*\* Need to supply DEC documentation for EAF submitted with previous application re: endangered species or associated habitats
  - \*\* Need to provide what size Water Main is for new connection
  - \*\* Further explanation require for flood plain by FEMA. (outside of Town Approval)
  - \*\* The lights on buildings may be too low. Should be shown on the elevations
  - \*\* Plan set indicates 10 parking spaces.(2 shown) Final Parking is defined by the Planning Board
  - \*\* will need revised Site Plan and Public Hearing as it is a Major Project
- A motion was made and carried by Mr. Robustelli and seconded by Mr. Stefanopoulos to begin the SEQRA Process to adopt a resolution for coordinated review and The Town Of Amenia be the lead agency for this application. Dave's office will send out letters to the above agencies to start process.

### **2. Flood(The Pines)**

- \*\* Project was underway. Construction of new building.
- \*\* Colors will be Gray with White trim
- \*\* Minor grading still needs to be done
- \*\* New building will be a Construction Workshop
- \*\* need new building permit because of different measurement (slightly larger)
- \*\* increase is minimal, but application will have to be modified to give sufficient information and make structure conforming. (length was different)

- \*\* Need proper paperwork to submit
- \*\* Need full updated EAF
- \*\* Write full narrative of what you are doing in the building for further reference
- \*\* Put on plan set and identify
- \*\* Need Special Use Permit from Planning Board
- \*\* Need to list with the updated application, supporting documentation , a FULL EAF form, and a narrative report and info as to Town Code 121-61A & B.
- \*\* future submittals shall indicate provisions for refuse, landscaping, outdoor storage, and other site modifications for the proposed use
- \*\* Title sheet needs to be revised to reflect correct Zoning District Designation And dimensional requirements.
- \*\* Engineer should revisit Coverage Calculations. Under definitions included in Code, impervious surface includes compacted gravel.
- \*\* Once project is accepted as complete, project will need to be referred to Zoning Board Of Appeals and since it is within 500 ft .of state highway, also referred to Dutchess County Department of Planning.
- \*\* NYSDOT will need to be contacted for Use Occupancy Permit for parking Spaces, walks, and a sign because they would be in the right away of then DOT's And signed documentation be provided to the Planning Department of any conditions and improvements to the property.
- \*\*Project is in Upland Aquifer District. The engineer needs to resubmit new calculations for natural recharge & water consumption and explain consumption rate.
- \*\* Ag Data Statement has been provided but lacks pertinent tax map and does not identify the farmer(s) to be contacted.
- \*\* recommend Dutchess County DOH be involved in approval of water and wastewater supply facilities. Site plan submitted indicates a well.
- \*\* Site plan indicates lack of windows and doors to building. The Planning Department recommended windows on the north and east to make building look more attractive.
- \*\* Need to have all documentation and plans submitted at future meeting

## **MAPLEBROOK SCHOOL:**

### **Informational session:**

### **RE: Water storage – Ken Hale & Day Engineering**

- \*\* water system to Main Campus needs to be modified because of new buildings
- \*\* Engineer would like to get project done but has already been held up because of DCDOH.
- \*\* Unsure of what to do. Need to decide if underground tank or above ground tank
- \*\* Proposed size is 28' tall and 14' diameter.
- \*\* wanted to know quickest way to get approved

\*\* Attorney, Dave Everett says unsure because of necessary setbacks, public involvement, disturbances, trenching that may be involved, and Dutchess County referral.

\*\* Does it require a Public Hearing? Submit application with paperwork and go from there....need data and supporting documentation.

Motion was made and carried by Mr. Robustelli and seconded by Mr. Fontaine to approve the Planning Board Minutes from the meetings of 9/14/16 and 9/28/16. Motion was made and carried by Mr. Robustelli and seconded by Mr. Rosenberg to adjourn the meeting at 8:39 p.m.

Respectfully Submitted,



Judith Westfall  
Planning Board Secretary

The foregoing minutes are taken from a meeting of the Planning Board held on October 12, 2016 and are Not to be construed as the official minutes until approved.

✓ Approved as read  
✓ Approved with: additions, corrections and deletions  
10/26/16.