



TOWN OF AMENIA

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FEB 22 2017

RECEIVED

PLANNING BOARD MEETING WEDNESDAY, DECEMBER 14, 2016

PRESENT: Tony Robustelli
Matt Deister
John Stefanopoulos
Peter Clair
David Rosenberg

Genevieve Trigg – Attorney
John Andrews, Engineer

ABSENT: Erich McEnroe

Also Present: Brian Watts from Day Engineering, Kenneth Hale from Maplebrook School and Joel LeVangia (from Millbrook Vineyards) attended the meeting.

Planning Board Co-Chairman Peter Clair opened the Planning Board Meeting at 7pm with the Pledge of Allegiance.

Presentation to the Board from Engineer Brian Watts from Day Engineering, for **Donald Flood – The Pines** was made for update to his previous submissions.

The following list of comments to comply with from Engineer John Andrews and Attorney Genevieve Trigg follows:

- Need to clarify intended use of facility on documents
- If it is “Auto Repair” is it applicant only?
- “Construction Workshop” - expand upon in writing
- Is there exterior storage? How much parking, etc?
- Need more info on lighting, are they building mounted?
- Because of the slightly different size in sq.ft. and the Town Code 121-27
Change the application to clearly indicate the size and change the Title Sheet
Change the scale on the map. It is incorrect.
This will eliminate the step to apply for a variance and go to The ZBA for approval.

- The EAF form needs to be revised: Remove variance request in narrative and put in Part B (c) and, Add Special Use Permit to Part B (c) and, Add highway work permit to Part B (g)
- The project is considered a Major Project as pursuant to 121.60.C and requires a Public Hearing
- To date, waivers have not been requested. Future submittals shall provide information for refuse, outdoor storage and other site modifications as necessary
- Upon approval, The Project will need referral to ZBA and DC Department Of Planning
- Need to clearly identify drives for entrance and exit with curbs and widths and a statement from NYSDOT re: them
- The Recharge rate needs to be recalculated by the engineer. There was an interpretation error in the previous documents
- Map given with Ag Data Statement is illegible. A new one is Necessary
- DOH approval is needed for water supply and wastewater removal (Engineer stated submission has been made and are awaiting approval)
- Plans now provide for windows and some minimal landscaping as requested at last Planning Board Meeting for visual acceptance in the Town and color of building will be grey with white trim
- Any outdoor storage; including construction supplies and/or equipment should be addressed on site plan
- Please provide info on site drainage in detail regarding stormwater runoff
- Signage proposals need to be included in application, both by applicant and any traffic signs required by NYSDOT

A motion was made and carried by P.Clair and seconded by D.Rosenberg to allow The Town of Amenia Planning Board to act as Lead Agency under SEQRA for the Donald Flood – The Pines Project. The Office of Whiteman, Osterman & Hanna, LLP will draft the coordination letter to both the NYSDOT and NYSDOH.

It is still premature for the Public Hearing. When the above matters have been reconciled, the steps to proceed to hold such will move the project forward.

The second item on the agenda was submission update **Maplebrook School – Water Tank**. Also presenting for Maplebrook School was Brian Watts from Day Engineering.

From the original application, the project has downsized to a 3,000 gallon tank. This is the bare minimum that is needed by the DC Department of Health. And the scale of the work is scaled down for the project as well. The project now involves only 2,150 sq.ft. of disturbance, therefore the project is considered a Minor Project pursuant to Code 121.60.C. The project already has a special use permit which makes it necessary for only a Site Plan Approval. Further, the project is a Type II action under SEQRA, pursuant to 617.5 (c) (8) , routine activities of educational

institutions including expansion of existing facilities by less than 10,000 sq. ft. of gross floor area. Therefore, it does not require a Public Hearing. The following are comments and actions needed to be taken by applicant to proceed for Water Tank Project:

- Need to provide information on properly evaluating the size of the Water tank to be installed
- Need Amenia Fire Department written consent and approval as to adequate supply of water for firefighting purposes
- Need NYS DOT Highway Work Permit as the project requires a directional bore under NYS Route 22/44. Future submittals will require complete details including the direction of the directional bore, the launching and the receiving pits, and the related details.
- DC Department of Health approval is needed for proposed water supply improvements
- Project requires referral to the Dutchess County Department of Planning as it is within 500 ft. of a State Road.
- Need documentation of details for the interconnection of the existing 2500 UG gallon tank to the proposed 3000 gallon UG tank
- Please provide on future submittal reasonable erosion control measures with notes and details for erosion and sediment control
- EAF needs to be edited. Add NYSDOT as Involved Agency in question 2. Local Fire Department review and approval is necessary to determine proposed 3,000 gallon tank and the connection of 2,500 gallon tank and use of well#6 will provide adequate capacity for fire suppression/protection. Add The Fire Dept in question 2 also.
- Respond to question #17
- Applicant should submit copy of DOT approval/permit for the directional boring under Route 22/44.
- Have Ag Data Statement mailed out to adjacent landowners.
- Get County Referral

We need both DOH and DOT approval before we can approve the project
Applicant will try for Jan 11, 2017 meeting

A motion was made and carried by M.Deister and seconded by J. Stefanopolous to approve the Minutes of the November 9, 2016 as written.

A member of the audience Mr. Joel LeVangia from Millbrook Winery (John Dyson) was present at the meeting and was invited to speak. After introducing himself to the Planning Board members, he handed Tony a letter of intent with their desire to create and install a NYS Distillery at Listening Rock Farm located at 78 Sinpatch Road Wassaic, NY. The Planning Board members talked with him briefly and advised him to come back to a meeting in January

to a "Preliminary Discussion" session to discuss concepts and view some drawings submitted by them to understand the details of what this might encompass. He says there are 60 out 75 usable acres and they would like to make one building a restaurant and provide public tours. They would like to also use some of the land to grow the crops used in the making of the liquors. They would need to provide a written narrative for agricultural uses to receive agricultural exemptions. He has done some drawings and has been in touch with the DC DOH re: septic. He says he will try for a January meeting, but says he is in no hurry. Planning Board Members said they would work with them toward a positive outcome.

A motion was made and carried by T.Robustelli and seconded by P.Clair to adjourn the meeting at 7:55 pm. There will be no meeting on December 28, 2016 due to lack of agenda items. The next meeting will be held January 11, 2017 at 7pm.

Respectfully Submitted,



Judith Westfall
Planning Board Secretary

The foregoing minutes are taken from a meeting of the Planning Board held on December 14, 2016 and are not to be construed as the official minutes until approved. *sw 1/11/17*

Approved as read

Approved with: additions, corrections and deletions