

Amenia Town Cl

JUL 25 REC'D

RECEIVED



TOWN OF AMENIA

4988 Route 22, AMENIA, NY 12501
TEL: 845-373-8860, x118 FAX: 845-373-9147

TOWN OF AMENIA PLANNING BOARD

Resolution # 11 for 2019

Adopting a Negative Declaration Under the State Environmental Quality Review Act ("SEQRA") for the Troutbeck Wellness Center

July 24, 2019

WHEREAS, Troutbeck Holdings, LP (the "Applicant") is the owner of 42.7± acres of land located at 515 Leedsville Road in Amenia, New York (the "Property"). The property currently operates as an inn/lodge; and

WHEREAS, the Property is predominantly located in the Rural Residential (RR) Zoning District and the Aquifer and Scenic and Historic Preservation Overlay Districts; and

WHEREAS, pursuant to Article IX of the Town of Amenia Zoning Code (the "Zoning Code"), on or around May 15, 2019, the Applicant submitted an application to the Planning Board seeking a Special Use Permit and Site Plan Approval to allow the construction of a new 4,277 sf wellness center with a movement studio, equipment room, treatment rooms, saunas, locker and related improvements on the Property (the "Project"); and

WHEREAS, the existing use of the Property is a valid existing nonconforming use which entails a lodging facility with related accessory uses, including, among other things, a pool, tennis courts, and restaurant. The proposed wellness center is a permitted accessory use to the existing lodging facility in the RR Zoning District, provided it does not exceed 50% of the total area and is subject to a Special Use Permit approval from the Planning Board under Section 121-27(D)(2) of the Town's Zoning Code; and

WHEREAS, the Planning Board has determined that the Project qualifies as a major Project under Section 121-60 (C) of the Town's Zoning Code because the Application involves the construction of facilities or structures for a nonresidential use covering greater than 3,000 sf of building footprint; and

WHEREAS, the documents submitted by the Applicant as part of its Application consisted of, among other things, (1) a completed Land Use Application, (2) a Site Plan, (3) a Short Environmental Assessment Form ("EAF"), (4) an Agricultural Data Statement; (5)

architectural renderings, (6) the requisite filing fee and escrow amount for the Application, and (7) other supporting documentation (the "Application"); and

WHEREAS, after reviewing the Application materials and Part 1 of the SEAF, the Planning Board confirmed that the Project is an Unlisted action under SEQRA; and

WHEREAS, the Planning Board, with the assistance of its technical and legal consultants, engaged in a detailed review of the Application materials and completed Part 2 of the SEAF; and

WHEREAS, the SEQRA regulations provide that for an Unlisted action "the lead agency making a determination of significance must: (1) consider the action as defined in sections 617.2(b) and 617.3(g) of [SEQRA]; (2) review the EAF, the criteria [for determining significance contained in SEQRA] and any other supporting information to identify the relevant areas of environmental concern; (3) thoroughly analyze the identified relevant areas of environmental concern to determine if the action may have a significant adverse impact on the environment; and (4) set forth its determination of significance in a written form containing a reasoned elaboration and providing reference to any supporting documentation"; and

WHEREAS, the SEQRA regulations also provide that "[t]o determine whether a proposed ... Unlisted action may have a significant adverse impact on the environment, the impacts that may be reasonably expected to result from the proposed action must be compared against the criteria in [section 617.7(c)(1) of the SEQRA regulations]"; and

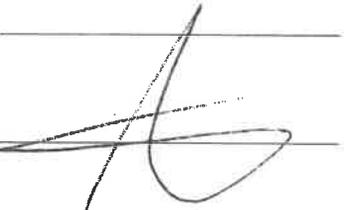
WHEREAS, after reviewing and completing Parts 1 and 2 of the SEAF; after reviewing all the other information submitted to the Planning Board by the Applicant; and after reviewing the criteria for determining significance set forth under Section 617.7(c)(1) of the SEQRA regulations, the Planning Board determined that no significant adverse environmental impacts will be created by the Project; and

WHEREAS, as required by SEQRA, the Planning Board has prepared a written elaboration as to why the Project will have no significant adverse environmental impacts, and why the issuance of a Negative Declaration is appropriate.

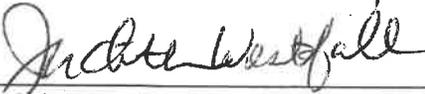
NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Planning Board hereby designates itself as the lead agency under SEQRA for the Project.
2. The Planning Board issues a SEQRA Negative Declaration for the Project concluding that the Project will not create any significant adverse environmental impacts and a draft environmental impact statement will not be prepared; and
3. The Planning Board adopts and incorporates herein by reference, the attached written Negative Declaration for the Project; and
4. The Planning Board directs that the attached Negative Declaration be filed, distributed and published as required by the SEQRA regulations, Section 6 NYCRR 617.12.

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

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	<u>Signature</u>
Robert Boyles, Chairperson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Anthony Robustelli	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Peter Clair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Matthew Deister	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Erich McEnroe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Walter Brett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Stefanopoulos	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Dated: July 24, 2019
Amenia, New York


Judith Westfall, Planning Board Clerk