

RENNIA ENGINEERING DESIGN, PLLC

CIVIL ▪ ENVIRONMENTAL ▪ STRUCTURAL

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March 4, 2020

Town of Amenia Planning Board
Amenia Town Hall
4988 Route 22
Amenia, NY 12501

Attn: Robert Boyles, Jr., Chairperson

**Re: Amenia Library Expansion – Amended Site Plan
Town of Amenia
Parcel ID: 132000-7167-13-174496**

Dear Mr. Boyles and Planning Board Members,

The Amenia Library Board is proposing to expand on the existing Amenia Library structure by adding a 2,398 SF addition to the western side of the current building. The proposed project also calls for the paving and improvement of the sites existing parking lot, as well as the addition of several walkways and patios. The proposed project will double the library's operating capacity and will greatly benefit the town as an expansion on existing public services.

The following letter is written in response to consultant comments received regarding the February 19th, 2020 Amenia Library Amended Site Plan Planning Board submittal.

This section of the letter is written in response to comments received from the Town of Amenia Engineer, John V. Andrews, Jr., P.E., in a memo dated February 25, 2020. A response to the comments made is provided below in the same order listed:

- 1) Comment has been noted.
- 2) Comment has been noted.
- 3) Comment has been noted. An additional copy has been provided for Dutchess County Department of Planning circulation.
- 4) The proposed Site Plan calls for the site to be developed with 51% impervious materials. The Hamlet Mixed-Use zoning district has a maximum impervious coverage limit of 50%, which explicitly may be waived by the Planning Board for lots in the HM District. This is part of the zoning code because the writers understand that it is necessary for the Planning Board to waive this provision to have a thriving Hamlet.

The flexibility provisions outlined in §121-11.E are provided to give flexibility in other districts by requiring applicants to demonstrate that adequate groundwater infiltration is being provided "through the use of partially permeable materials that allow for some infiltration of water into the ground".

**Re: Amenia Library Expansion – Amended Site Plan
Town of Amenia
Parcel ID: 132000-7167-13-174496**

For this project the Applicant has proposed the following site features as part of their low impact site design:

- A rain garden is proposed to south of the existing parking lot, which will be used to collect sheet flow generated from the parking area.
- An existing wastewater leaching galley will be repurposed to act as stormwater infiltration galley by collecting runoff from the roofs of structures and any excess stormwater overflow from the rain garden.
- 540 SF of permeable pavers are proposed for the rear patio on the site, which will allow stormwater to infiltrate into the ground directly at this location.

The proposed rain garden, converted leaching galley, and permeable pavers will provide significant stormwater infiltration for this site. Based on utilizing the above listed stormwater techniques, we believe the increase from 50% impervious coverage to 51%, a difference of ±174 SF of surface area, will have a negligible affect on the sites over runoff and therefore ask the planning board to waive this requirement for this project.

- 5) The originally proposed subsurface sewage disposal system was approved for the previously approved site plan on May 14, 2019 by the Dutchess County Department of Health (DCDOH). The proposed Amended Site Plan shows the addition being located further back in the site, which overlapped with the previously approved sewage disposal system's septic tank. Therefore we are currently working with the DCDOH to obtain permission to relocate the septic tank. We will provide the Planning Board with copies of the approval once received. Additionally, copies of the previously approved sewage disposal plan and approval letter have been included with this submission for reference.
- 6) Comment has been noted.
- 7) A copy of the previously approved Site Plan was provided to NYSDOT during the previous Planning Board approval for the site. No comments were ever received from the NYSDOT. A copy of the proposed Amended Site Plan will also be sent to NYSDOT. Any response received will be provided to the Planning Board.
- 8) The roof downspout detail has been revised to no longer include a surcharge pipe to avoid any overflow onto the side walk.

The proposed downspouts will drain into an existing sanitary sewer effluent leaching galley that will be converted into a stormwater practice. As part of the proposed project a new sewage disposal system will be installed and the old septic tank will be removed. The leaching chamber however will remain and repurposed. It will be pumped and cleared of any residual sewage and then utilized as a stormwater infiltration chamber, which will collect stormwater generated from the roof.

- 9) The Amended Site Plan has been revised to include the existing benches. No changes are proposed to the existing patio or benches.

**Re: Amenia Library Expansion – Amended Site Plan
Town of Amenia
Parcel ID: 132000-7167-13-174496**

10) The Stormwater Design Report has been revised to reflect the Amended Site Plan. The proposed changes to the Site Plan will not affect the site's ability to adequately contain and control stormwater runoff. A copy has been included with this submission.

Attorney Comments

This section of the letter is written in response to comments received from the Town of Amenia Attorney, David R. Everett, Esq., in an email dated February 26th, 2020. The majority of the comments stated in the referenced email reiterate comments provided by the Planning Board Engineer. Responses to said comments are provided above and do not need to be readdressed.

Planning Board Comments

In addition to comments provided by the Town's consultants, Planning Board Chairman, Robert Boyles Jr., stated that he would like the applicant explore providing a fire sprinkler system for the proposed addition and existing structure. Based on our review of NYS Building Code, §903, a fire sprinkler is not required for the existing building or the proposed building addition. Attach is a letter detailing the results of the NYS Building Code analysis.

In addition to not being required by code, the proposed structure maintains adequate fire safety conditions. The structure is a single-story 3,284 SF building, which will maintain 5 egress points once the addition is complete. The site contains an existing fire hydrant towards its southeast corner and it is located less than 0.25-miles away from the Amenia Fire Station.

For your review attached please find seven (7) copies of the following information:

- Amenia Library – Amended Site Plan Set, Sheets 1 and 3, dated 1/28/2020, revised 3/4/2020 (3-Full Size, 4-11" x 17")
- Amenia Library – Amended Stormwater Design Report, dated 3/4/2020
- Sprinkler Requirement Summary Letter, dated 3/4/2020
- DCDOH Notification of Approval Letter, dated 5/14/2019 (2 copies)
- Amenia Library – Sewage Disposal System Plan, dated 10/31/2018, revised 5/6/2019 (2 copies)

Please contact me with any questions at (845) 877-0555.

Sincerely,



Richard Renna, Jr., P.E.
Principal

Encl.