

RENNIA ENGINEERING DESIGN, PLLC

CIVIL ▪ ENVIRONMENTAL ▪ STRUCTURAL

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August 28th, 2018

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

Attn: Robert Boyles, Jr., Chairperson

**Re: Amenia Library Expansion
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 1,904 S.F. addition and a 67 S.F. vestibule. 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.

Historic Preservation Overlay (HPO) Compliance

The proposed project, at 3309 Route 343, is located within the Town of Amenia's Historic Preservation Overlay District (HPO), which is outlined in §121-14.2 of the Town of Amenia's Zoning Code. The purpose of the HPO is to "regulate construction, alteration, and demolition that affects identified historic areas and parcels with historic structures."

To show adherence to the Historic Preservation Overlay District (HPO) zoning requirements (121-14.2.D-I) the following responses are provided to address each of the requirements in the above referenced zoning section in the same order as written:

- D. Site plan approval is being requested for the site due to exterior improvements being conducted on the site.
 - 1. The proposed project calls for several additions to the existing structure. They include 1904 S.F. of floor area and a 67 S.F. vestibule.
 - 2. There will be no demolition of structures 65 years or older.
 - 3. There will be no major alterations to the existing structure, except for the above-mentioned additions. The proposed additions will be designed and built in order to retain the style and architecture of the existing structure.
- E. The proposed project does not meet any of the site plan approval exemptions.
- F. The proposed project will adhere to the general standards for the Historic Preservation Overlay District.

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1. The proposed additions will expand on the existing structures current architecture. The proposed additions will incorporate brick similar to the type found on the existing structure. Furthermore, window trims and proposed entrance ways have been designed with similar architecture found on the existing building.
 2. The proposed additions will adhere to the Building Form and Hamlet Design Guidelines referred to in §121-5.
 3. The proposed additions will preserve the Amenia Library structure and will continue to use the current architectural style of the existing building. Alterations to the existing structure will be minor and will primarily consist of the demolition of the western wall, which will be done in order to connect the existing structure and the proposed addition.
 4. The site is not listed on the National or State Register of Historic Places.
- G. The proposed project adheres to all the architectural standards required within the Historic Preservation Overlay District (HPO).
1. The proposed additions will be compatible with the existing structure. The proposed additions were designed to retain the same architectural style currently utilized by the existing Amenia Library.
 2. The proposed 1,904 S.F. building addition will have a roof slope equivalent to at least 8:12. The proposed vestibule will have a flat roof, which will be hidden by a raised cornice.
 3. All proposed windows added to meet building code requirements and adhere to the 1:2 to 3:5 width to height ratios.
- H. There is no proposed demolition for the site other than the removal of the west wall that will connect the completed space.
- I. The proposed project site is 0.401 acres in size and as such, does not make the 5-acre requirement to be classified as an adaptive reuse.

Aquifer Overlay District (AQO)

The Aquifer Overlay District (AQO) was created “to protect the health and welfare of the residents of the Town of Amenia by minimizing the potential for contamination and depletion of the Harlem Valley’s aquifer system.”

To show adherence to the Aquifer Overlay District zoning requirements (121-15.F-G) a Aquifer Natural Recharge Calculations Sheet has been added to this submission. The calculations indicate the proposed flow rate expected to be used by the employees and library patrons is expected to exceed the natural recharge rate of the site. In order to mitigate the anticipated exceedance in the natural recharge rate, rain collection gutters will be installed on the new and existing building, which will be used to infiltrate rainwater back into the ground. The proposed

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action will help ensure that rainwater is infiltrated into the ground, which will reduce the amount of water loss from runoff and help increase the natural recharge rate of the site.

For your review attached please find three (3) copies of the following information:

- Land Use Application
- Site Plan Application Project Description
- Short Environmental Assessment Form
- Aquifer Natural Recharge Calculations Sheet, §121-15.F
- Site Plan Drawings, Sheets 1-2, dated 8/13/2018 (3 full size)
- Amena Library Proposed Floor Plan, Sheets 1-2 (reduced 11" x 17")
- Amenia Library Building Elevations, Sheets 1-2 (reduced 11" x 17")

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

Sincerely,



Richard Renna, Jr., P.E.
Principal

Encl.