

**TOWN OF AMENIA
ZONING BOARD OF APPEALS
SPECIAL MEETING
AUGUST 23, 2005**

PRESENT: Harry Clark, Chairman
Rudy Eschbach
Norm Cayea
Katie Loughlin
John Quinn

The special meeting was opened by Chairman Harry Clark at 7:10 p.m.

TROUTBECK, LLC: PUBLIC HEARING – Leedsville Road, Amenia, New York – Special Use Permit

Roll Call was taken. Everyone present. The Public Hearing Notice was read. Notices were submitted to the newspapers and surrounding properties were notified.

Richard Rennie of Morris Associates, Project Engineer was sworn in. Mr. Rennie provided the full project plans to the Board with an additional data packet on questions asked at the July 13th meeting.

Mr. Rennie proceeded to state that Troutbeck reviewed the vision statement and it was felt that they were in compliance with that statement. The project proposes economic growth for the area.

Chairman Clark wanted the record to show that the word “diners” not dinners was in the vision statement.

Mr. Rennie pointed out that the Board needs to determine that Troutbeck is a Country Inn not a hotel under the definition of the Town of Amenia code. A Country Inn and Hotel are very close in definition. Katie Loughlin pointed out that in 1978 a special use permit was adopted for RA zone. Troutbeck is in RA and RM district. The Board then discussed the matter and Nancy Brusie, Zoning Administrator felt that Troutbeck was a Country Inn. Michael Hayes who provided a written letter stating that in his opinion Troutbeck was considered to be a Country Inn. Chairman Clark asked if there was anyone in the Public Hearing who wished to speak at this time. No one came forward. Chairman Clark further stated that in the revised Town Zoning law being developed by CPIC the town law in the future will not make the distinction between a Country Inn and Hotel. Therefore, this is a non-issue. The Board received one handwritten letter from a citizen which stated that in his opinion, Troutbeck qualified as a hotel under the existing definition in the zoning glossary.

MOTION TO RATIFY THE FACT THAT TROUTBECK IS A COUNTRY INN UNDER THE EXISTING TOWN CODE was made by Harry Clark, seconded by Katie Loughlin.

ROLL CALL TAKEN - ALL IN FAVOR

Mr. Rennia then discussed the economic contributions that are positive for the community. New construction will bring temporary construction jobs, increased sales to local suppliers and vendors. Troutbeck will have improved guest rooms at the facility. Full time employment at Troutbeck is presently at 15 and will grow to 20 full time employees when the project is finished. Part time employment presently is at 30 and will grow to 40 upon completion. Troutbeck also employs and will employ many young people, many of whom will learn the business. Katie Loughlin asked if there was a guarantee on that. Tom Poitevent, Project Director was sworn in and stated that as the property grows, more staff will be needed. There is no actual guarantee, however these are just projections. Garret Cocoran, Manager of Troutbeck was sworn in and added that those currently employed will be secure and more jobs will be added. Since we will be a better property, Troutbeck will attract more business therefore resulting in more jobs locally. Mr. Rennia felt that a hard guarantee is tough to make. Presently there are three people employed who live on the property. There are no plans to add more on site apartments for employees. This project is open to the general public.

The site plan was discussed. There will be a spa facility and will include physical exercise equipment, hair cutting and manicure facility, massage and an indoor pool. This will also be open to the public. Existing Century House building will be taken down and anything historical that can be used will be preserved for the new building. Ms. Loughlin asked Mr. Skibsted if any of the buildings that were to be taken down were in the historical district. Bob Skibsted was sworn in and stated they were not. Ms. Loughlin also noted several citizens had asked about the historical sign that used to be on Route 343 and is presently located on the Troutbeck property. Mr. Skibsted answered that the sign had been given to Troutbeck by someone who had found it in the town landfill broken, had it repaired and painted and gave it back to Troutbeck. Margaret Quinn was sworn in and stated that Troutbeck had been abandoned for over 30 years. The sign had been knocked down and could not be found for many years. Mr. Rennia stated that there would be no increase of the number of rooms at Troutbeck. The Planning Board has gone through the EAS as well as comments from the Landscape Architect and the Planning Board Engineer. Chairman Clark asked about the water impact. Mr. Rennia stated that since the number of rooms was not increasing this would not be a problem. The spa facilities will not take a large amount of water to run. Rudy Eschbach stated that a well located on the Troutbeck property was identified as exceeding 500 gallons per minute. Margaret Quinn stated that at one time that well supplied all of the houses on Leedsville Road.

GOLF COURSE DISCUSSION: Bob Skibsted stated that the entrance to the golf course would be where the service entrance to Troutbeck is presently. Only members will be allowed to drive up to the golf course. Those staying on property will be taken to the golf course by golf carts. Ms. Loughlin asked if the Planning Board had reviewed the driveway and all stipulations needed for the driveway to the golf course through DOT, drainage etc. were completed and permits for

everything been granted. Mr. Skibsted answered yes. Rhoda Lubalen asked if the traffic would increase on Yellow City Road when the golf course goes in. There should be no major impact on traffic. Mr. Rennia stated not as part of this project.

Anthony De Giuseppe, Lead Architect, stated that they would copy the existing Manor House. It will have stone detailing, copper and/or slate roof, stucco and lots of gardens and will continue at the spa and outdoor pool.

Mr. Rennia explained how Troutbeck was going to treat storm water. He explained that they would obtain a NYS SPDES permit. They will design under that permit. He explained how it works and how it will be incorporated in the design. Ms. Loughlin asked why a permit was needed. Mr. Rennia stated that when there was a commercial project with a disturbance to the ground of more than one acre, it is mandated by law to obtain the permit. They design a storm water pollution prevention plan and the town Engineer looks at it. Five days before construction, a notice of intent is sent to DEC. Weekly inspections are then made.

No exterior work will be done on the Delamater House, the outdoor pool, pool buildings, or the tennis courts.

Mr. Rennia stated they were requesting an amended special permit to operate a Country Inn with banquet and spa facilities in the RM zone. Based on evidence that there was a site plan the Board can approve a modified site plan based on these conditions. Please see Michael Hayes letter and also a written notification on file from the Planning Board and Chairman George Fenn encouraging the Board to take positive action on this permit.

Chairman Clark asked if the Handicapped rooms would be up to code. Mr. Rennia stated that they would. Garret Cocoran spoke that there are two rooms now in the Century House that are ADA approved.

Margaret Quinn had spoken to Arnor Tranum who was the only surviving relative of the Spingarn family and Ms. Tranum supported the proposed changes at Troutbeck.

MOTION THAT THE APPLICATION BE GRANTED AS REQUESTED was made by Rudy Eschbach, seconded by Norm Cayea

ROLL CALL TAKEN – ALL IN FAVOR

MOTION TO ACCEPT THE MINUTES OF JULY 13, 2005 was made by John Quinn, seconded by Katie Loughlin

ROLL CALL TAKEN – ALL IN FAVOR

MOTION TO APPROVE THE MINUTES OF AUGUST 10, 2005 was made by John Quinn,
seconded by Katie Loughlin

ROLL CALL TAKEN – ALL IN FAVOR – ABSTAIN: Harry Clark and Rudy Eschbach

MOTION TO CLOSE THE MEETING was made by Katie Loughlin, seconded by Rudy Eschbach.

ALL IN FAVOR

Respectfully submitted,

Susan M. Metcalfe
Zoning Board of Appeals Secretary

The foregoing represents unapproved minutes of the Town of Amenia Zoning Board of Appeals from a meeting held on August 23, 2005 and are not to be construed as the final official minutes until so approved.

Approved as read

Approved with: deletions, corrections and additions.