



TOWN OF AMENIA

4988 Route 22, AMENIA, NY 12501
TEL: 845-373-8860, x106 FAX: 845-373-9147

SITE PLAN & SPECIAL USE APPLICATION PROJECT DESCRIPTION

APPLICANT: Maplebrook School

OWNER: same

PROPERTY ADDRESS: 42 Shane Drive

GRID NUMBER(S): 405115

PROJECT NAME: student/staff Housing on ICCS^{*} campus
* Institute for Collegiate and Career Studies

PROJECT SITE DESCRIPTION: Provide a description of the Project Site, include the existing conditions of the site, the natural resources and environmental features of the site (e.g., wetlands and watercourses, vernal pools, steep slopes, forest, wildlife habitat, prime and statewide important agricultural soils, active farmland, and scenic viewsheds), current use/development of property (e.g., structures, roads, fences), and known past uses of the site. A conservation analysis complying with section 121-20(A) of the Zoning Law may be substituted for this Project Site Description.

The proposed project site is west of the main Maplebrook campus between Rt 22 and Perry Corners Rd. The proposed building location is on an open area of manicured lawn with a slight slope to the east and level terrain to the west. The site is occupied by three housing structures, a converted structure used for student activities and offices with ancillary driveways (paved) to service each unit.

PROJECT DESCRIPTION: Provide a description of the Project including: a general description of the nature of the Project; the type, number and approximate square footage of proposed buildings to be constructed; the approximate amount of land to be disturbed; the approximate length and/or surface area of proposed driveways, internal roads, and parking areas; the municipal, state and/or federal approvals and permits that will be required, and any waivers or variances that will be requested from the Town.

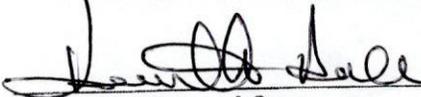
Project entails construction of a 2 story colonial style building with a foot print of 26 x 46 (1,196 sq. ft). The existing 12' wide driveway will be extended approximately 100' feet to access the proposed building. Parking for 2 cars will be provided adjacent to the building with a paved surface area of 900 sq. ft. The building will be serviced by the existing community water system and a proposed septic system requiring approval from Dutchess County Health.

Town of Amenia Planning Board

Town of Amenia
4988 Route 22
Amenia, NY 12501

(845) 373-8860
(845) 373-9147 fax

The undersigned hereby makes application in accordance with all applicable laws and other requirements of the Town of Amenia, Dutchess County, New York. All owners of record must sign.



Signature of Record Owner

Date: 3/31/2016

Signature of Record Owner

Date: _____

Signature of Applicant (if different)

Date: _____

Date stamp of submission
(Office Use Only)

Town of Amenia Planning Board

Town of Amenia
4988 Route 22
Amenia, NY 12501

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LAND USE APPLICATION

Type of Application: Check all that apply

Site Plan Special Permit Zoning Permit Subdivision

Grid Number(s):

405115

Zoning District(s): RA __, RR __, HM __, HR __, SR , HC __,
OC __, M __

Name of Project: ICCS Housing
Property Address:

42 Shure Drive

Overlay District(s) (if any): Floodplain __, Stream Corridor ,
Scenic Protection __, Aquifer , Mixed-Use Institutional __,
Soil Mining __, Historic Preservation __, Mobile Home Park __,
Resort Development __

Primary Contact Person:

Ken Hale, Business Mgr.

Current Use(s): private school campus (staff/student housing)
Proposed Use(s): private school campus (staff/student housing)

Address: 5142 Route 22

Amenia, NY 12501

Parcel Size: 15.74 Acres

Telephone Number: 845 373 9511 ext 221

Email: khale@maplebrookschool.org

Type of Activity: New structure , Alteration of existing
structure __, Expansion of use or structure __,

Change of use in existing structure __, Subdivision __.

Name of Property Owner:

Maplebrook School

Total Square Footage of Structures:

Current __ Proposed 1,196 sq. FT

Address: 5142 Route 22

Amenia, NY 12501

Footprint of Structures: 26 x 46

Deed Reference: Liber 1934

Page 72 Date _____

Telephone Number:

845 373 9511

Filed Map Reference: Lot # 405115 Map # 132-000

Name of Applicant (if different):

Does the property contain a farm operation located within an
agricultural district or is the property boundary within 500
feet of a farm operation located in an agricultural district:

yes no

If yes, submit an Agricultural Date Statement.

Address: _____

Telephone Number: _____

Email: _____

Will the development be phased? Yes __ No

If yes, how many phases? _____

Relationship of Applicant to Owner (e.g. contract
vendee, option holder, lessee): _____

Is there an existing Special Permit, Site Plan and/or
Subdivision approval for the property? Yes __ No

Plans Prepared By:

Name: Day Engineering

Address: 3 Van Wert

Wappingers Falls NY

Telephone Number: 845 223 3262

E-mail: _____

If yes, provide certified copies of those existing approvals
with this application.



TOWN OF AMENIA

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TOWN OF AMENIA PLANNING BOARD AUTHORIZATION OF AGENT

I, Kenneth Haje, am the owner of the property
located at 42 SHAVE DRIVE, Amenia, New York, identified as
Grid Number 132000-7168-00-405115.

I hereby authorize Kevin B. Keenan to act as my agent in an
Application to the Town of Amenia Planning Board for ICCS Housing.
(Name of Project)

Print Name Kenneth Haje, BUSINESS MANAGER

Signature [Handwritten Signature]

Date 3/21/16

TOWN OF AMENIA
ESCROW FOR PROFESSIONAL SERVICES

Date: 4/6/16

Applicant: Maplebrook School

Project Name: ICCS Dormitory / Staff Housing

Location: 42 Shane Drive Amenia, New York 12501

Description of Project: Construction of a 2.5 story building to be used for student and staff housing on existing campus. served by ancillary driveways, parking and walkways

Amount Requested: \$ 2500 Minimum Balance: \$ _____

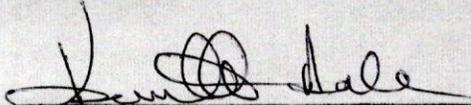
The Town of Amenia PLANNING Board is currently reviewing your application for Maplebrook School - Student ~~STAFF~~ Housing. This Board is requesting that you place in escrow sufficient funds to be used to defray reasonable costs incurred by the Town for professional services and inspections required throughout the entire review process, as authorized by the Town Code of the Town of Amenia.

Based on estimated review costs, you are requested to deposit \$ 2500 in the escrow account. Should the balance of this account fall below \$ 500, you will be notified and requested to replenish the account to the requested amount.

This escrow account does not provide for the other development, application and filing fees set forth in the Town of Amenia Town Code and Schedule of Fees. The applicant must make timely, direct payment of those other fees as a prerequisite to continued review of the application.

All parties agree to the terms and conditions stated herein.


Town of Amenia PLANNING Board
By: Larissa DeLano


Applicant: Maplebrook School, Inc.
By: Kenneth Hale, Business Manager



TOWN OF AMENIA

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AGRICULTURAL DATA STATEMENT

Applicant Name: Maplebrook School

Address: 5142 Route 22
Armenia, NY 12501

Application Type (check all that apply) Subdivision
 Site Plan
 Special Use Permit

Does the application include land that contains a farm operation* within an Agricultural District? Yes No

Does the application include lands within 500 feet of a farm operation* within an Agricultural District? Yes No

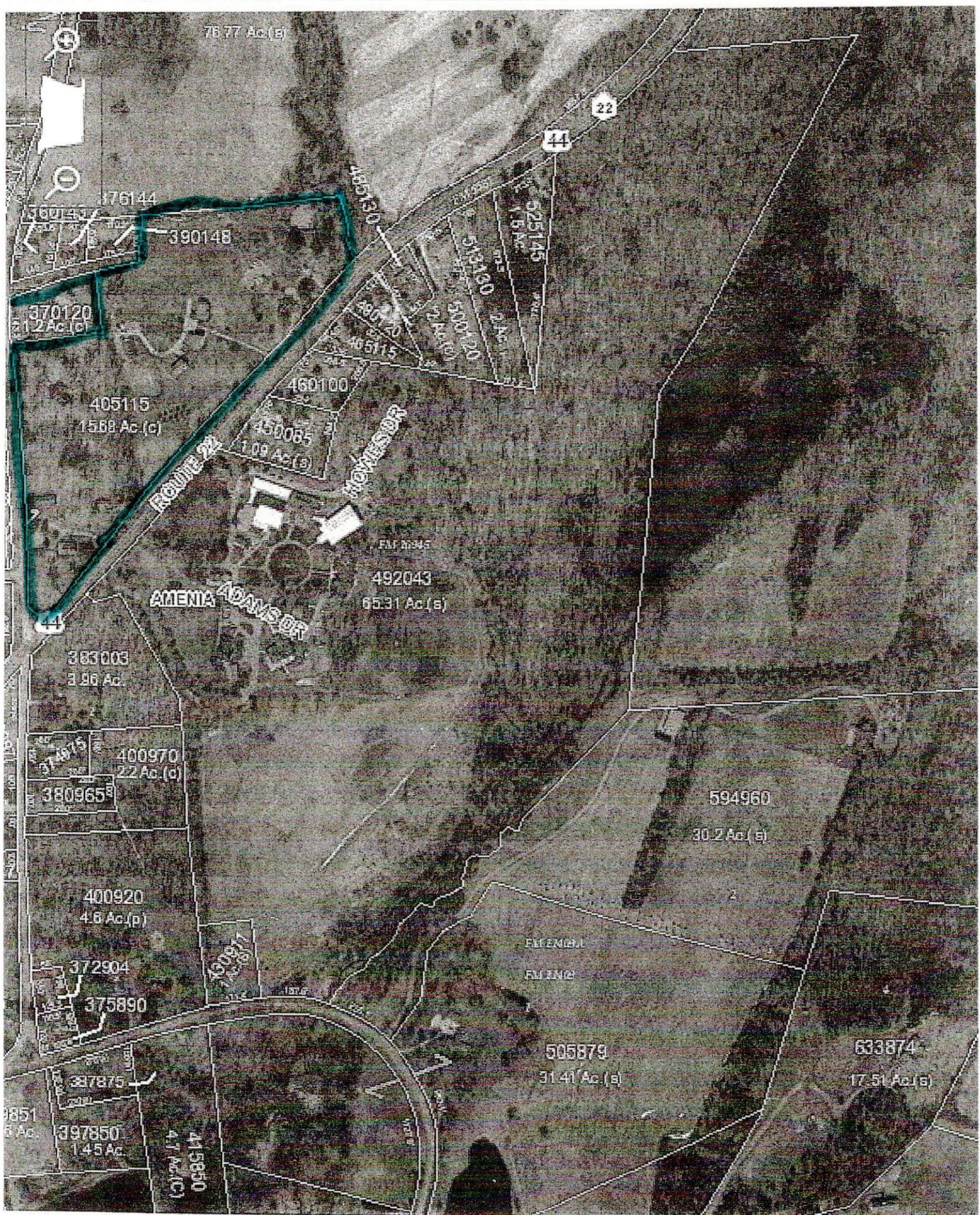
If you answered yes to any of the two questions above, provide the name and address of the owners of land containing the farm operation below and attach a tax or other map to this sheet with the farm operation indicated, along with the Section, Block and Lot number for the farm operation.

Maureen Pule
120 Perry Corners Rd
132000 430225

Provide a description of your project and attach a separate map showing the entire property that is included in your application.

Construction of a 2 story building with a footprint of 26x46 (1,196 sqft) to be used for staff/student housing on an existing campus setting

*Farm operation means the land used in agricultural production, farm buildings, equipment and farm residence buildings.



Filter Searches by Area of Interest
Dutchess County

Map Components

- Aerial
- Terrain
- Flood Areas
- Wetlands
- Parcel Text
- Address #

Address Lists

Buffer(ft): 100

Measure

Identify

Print

Parcel Owner Address

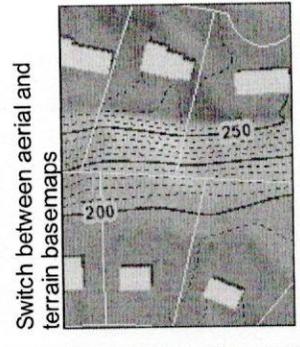
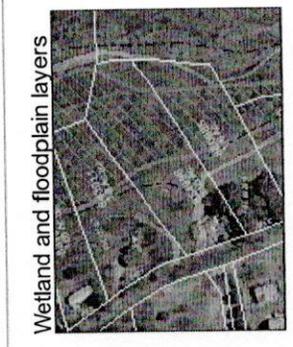
LOT NUMBER:
130000 0000 00 000000 0000
swis section block lot suffix

This search is within:
Entire Dutchess County

GO



What's New:
(Mouse over images to highlight)



Measure Areas and Lengths

Area and Perimeter	
Area:	0.7
Square Feet:	28,307
Perimeter (ft):	723
Perimeter (mi):	0.14

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: ICCS Dormitory/Staff Housing			
Project Location (describe, and attach a location map): 42 Shore Drive America, NJ 12501			
Brief Description of Proposed Action: Construction of 2 1/2 story building to be used for student/staff housing on existing campus to be served by ancillary driveways, parking spaces and walkways			
Name of Applicant or Sponsor: Maplebrook school		Telephone: 845 373 9511	
Address: 5142 Route 22		E-Mail:	
City/PO: America		State: NJ	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: BUILDING DEPT.			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		15.68 acres	
b. Total acreage to be physically disturbed?		1.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		80.99 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>NEW SDS</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Mark A. Day</u>	Date: <u>03-29-14</u>	
Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT