TOWN OF AMENIA

4988 Route 22, AMENIA, NY 12501
(845) 373-8118, Ext. 105 Fax (845) 373-9147

PLANNING BOARD MEETING
WEDNESDAY, MAY 25, 2016
TOWN BOARD MEETING ROOM
7:00 P.M.

PRESENT: Norm Fontaine, Chair
Peter Clair
Matt Deister
John Stefanopoulos

ABSENT: Erich McEnroe
David Rosenberg
Tony Robustelli

CONSULTANTS: John Andrews, Engineer

The meeting opened with salute to the flag.

Maplebrook School **Dorm Addition** **5142 Route 22**
Amenia, NY 12501

Kevin Keenan, Engineer for Maplebrook School stated that the comments from the Town Engineer had been addressed. One major change was the turnaround which has been put in. The amount of disturbance on the project is less than one acre. John Andrews spoke to the Board stating that as a reminder this project is in the Suburban Residential Zoning District and the Priority/Primary Valley Bottom Aquifer Overlay District and the property outside this project is in the Stream Corridor Overlay District. The project description has been revised as construction of a lodging facility with six bedrooms. This then is considered a minor project. The applicant has submitted a full EAF.

Since the water consumption exceeds natural recharge the project shall be designated as a Type I Action under SEQRA unless the action is listed as a Type II. After discussion with Dave Everett, we recommend that the Planning Board determine the project to be a Type II action and exempt from environmental review.

Mr. Andrews went on to suggest they use the long EAF recently submitted as they identify the issues he raised at the last Planning Board meeting. The Engineer for the applicant would revisit the responses to D.2.c.i and d.i. as the numbers are internally inconsistent and at variance with the information reflected on the Title Sheet.

This will need to be referred to Dutchess County Planning as it is 500 feet from a state road. Since this is a minor project it will not need to be referred to the Zoning Board of Appeals. Since this project reflects a disturbance of approximately 0.5 acres a SWPPP is not required. They will still need the DC Department of Health approval for the water supply and wastewater disposal facilities.

The proposed subsurface disposal system has been relocated and the well is now over 100 feet away from the existing well. The last submittal contains documentation with respect to the capacity of the well to support increased demand. Mr. Andrews defers to the D.C. Department of Health as to the adequacy of the well and to properly service the project.

The applicant has revised the plan to include a loop in the existing driveway. We would suggest that the width of the driveway be identified on the plan set and that they consider widening the proposed loop to accommodate emergency vehicles. The applicant needs to address the Fire Department's concerns with regard to sprinklers and/or water storage for fire protection purposes.

The proposed Site Plan on Dwg TS.1 does not match and is at variance with the Site Plan reflected on Dwg SP.1 Site Plan.

We consider the current application to be complete upon the satisfactory modification of the full environmental Assessment Form. The Board should consider accepting the Application and referring it to Dutchess County Planning for review. We also recommend setting a Public Hearing for this Application.

Mr. Keenan told the Board that the building was being made by Westchester Modular Home and they must submit all plans to the N.Y. Department of State. They have a Code Enforcement department and they will determine what storage is needed for the sprinkler system. Maplebrook is willing to work with the Fire Department and address their concerns. Upon discussion with the Maplebrook Administration there was a suggestion that Maplebrook put a dry hydrant in a new pond that was recently made.

Chairman Fontaine felt that Maplebrook had come in over the last couple of years for a few projects and could grow and get pretty big quickly. Then one can lose Planning Board and Fire Department perspective as to what is there on the property and is Maplebrook able to address issues and is everything being put together properly.

Matt Deister asked how deep was the pond.. Mr. Keenan stated 9 feet however a spring in the vicinity feeds it. John Andrews felt that there are not major changes to what the plans are now and some items could appear as conditions in the final approval.

MOTION TO ACCEPT THE APPLICATION, SUBJECT TO THE MODIFIED EAF AND ADJUSTED DRAWINGS THEN REFER TO DUTCHESS COUNTY PLANNING FOR REVIEW AND COMMENT was made by Peter Clair, seconded by Matt Deister

VOTE TAKEN - MOTION CARRIED UNANIMOUSLY

Silo Ridge **Resolution/Comment** **5021 Route 44**
Amenia, NY

Chairman Fontaine stated that a Resolution Approving Revised Street Names for the Silo Ridge Field Club Subdivision needed to be approved. This is required for the filing and is a function of the Planning Board.

Mrs. Metcalfe, Secretary read the Resolution.

MOTION was made by Peter Clair, Second by John Stefanopoulos
The foregoing resolution was voted upon with all members of the Planning Board voting and signing as follows.

Joseph Fontaine, Chairman	Yes
Peter Clair	Yes
JohnStefanopoulos	Yes
Matthew Deister	Yes
Anthony Robustelli	Absent
Erich McEnroe	Absent
David Rosenberg	Absent

Pedro Torres addressed the Board with a field change to the project. They need to redesign the area of the family barn and take down a pavilion. There is also two customers who want to change their lot sizes. John Andrews will address these issues and get back to the applicant.

MOTION TO APPROVE THE MINUTES OF APRIL 27, 2016 was made by Matt Deister, second by Peter Clair

VOTE TAKEN – MOTION CARRIED UNANIMOUS

MOTION TO CLOSE THE PLANNING BOARD MEETING was made by Peter Clair, second by John Stefanopoulos

Respectfully submitted,

Susan M. Metcalfe

Susan M. Metcalfe
Planning Board Secretary Alternate

The foregoing represent unapproved minutes from the Town of Amenia Planning Board meeting held on May 25, 2016 and are not to be construed as the final official minutes until so approved.
__X____Approved as read
_____Approved with: deletions, corrections or additions