



TOWN OF AMENIA

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Amenia Town Clerk

JUN 23 2016

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TOWN OF AMENIA PLANNING BOARD

Resolution #6 for 2016

Granting Site Plan Approval for the Construction of a Dormitory Building at the Maplebrook School

June 22, 2016

WHEREAS, Maplebrook School, Inc. (the "Applicant") is the owner of approximately 85 acres of land located at 5142 Route 22 in Amenia, New York (the "Property"); and

WHEREAS, the Property has been developed with a co-educational boarding and day school for students with learning differences; and

WHEREAS, pursuant to Article IX of the Town of Amenia Zoning Code (the "Zoning Code"), on or around March 31, 2016, the Applicant submitted an application to the Planning Board seeking a Site Plan Approval to allow for the construction of 2.5-story dormitory building, which will contain six lodging units to serve as additional housing for students and staff at the Property (the "Project"); and

WHEREAS, the proposed Project is located in the Suburban Residential (SR) Zoning District and Primary Valley Bottom Aquifer (PVBA), with portions of the Property, outside of the proposed Project area, situated in the Stream Corridor Overlay District (SCO); and

WHEREAS, pursuant to the Zoning Code, educational uses are permitted in the SR zoning district with a special use permit/site plan approval from the Planning Board; and

WHEREAS, in accordance with Section 121-64 of the Zoning Code, alteration, or construction of accessory structures not previously approved shall require site plan review only, provided that the use does not change. The Applicant was previously granted a special use permit for the educational uses at the Property and the Project does not change such uses; and

WHEREAS, the documents submitted by the Applicant as part of its application consisted of, among other things, (1) a Land Use Application; (2) a Full Environmental Assessment Form; (3) a Site Plan prepared by M.A. Day Engineering, PC, dated March 29, 2016 (last revised May 26, 2016); (4) an Agricultural Data Statement; (5) the requisite filing fee and escrow amount for the application; and (6) a variety of additional documentation (the "Application"); and

WHEREAS, the Planning Board reviewed and considered all of the above referenced

documents submitted by the Applicant as part of its Application; and

WHEREAS, the Planning Board has determined that the Project qualifies as a minor project under Section 121-60(C) of the Town's Zoning Code because the Application entails the construction of a lodging facility with six bedrooms; and

WHEREAS, on May 25, 2016, the Planning Board deemed the site plan Application to be complete for purposes of referring the Application to the Dutchess County Department of Planning and Development ("County Planning Department") for their review and recommendation as required by the Zoning Code and the NYS General Municipal Law and thereafter caused the necessary referral to be made; and

WHEREAS, the County Planning Department reviewed the Project for countywide and intermunicipal impacts and issued a report dated June 22, 2016, stating that the Project was a matter of local concern; and

WHEREAS, the Planning Board has determined that the Project is a Type II action and exempt from environmental review under the State Environmental Quality Review Act ("SEQRA") because it constitutes routine activities of educational institutions, including the expansion of existing facilities by less than 10,000 square feet of gross floor area in accordance with 6 NYCRR § 617.5(c)(8); and

WHEREAS, pursuant to Section 121-67(D) of the Zoning Code, although not required, a properly noticed public hearing was held on June 22, 2016 and closed on that date; and

WHEREAS, the Planning Board has determined that the Project will comply with all Zoning district and other specific requirements of the Zoning Code and other chapters and regulations of the Town Code, and will be consistent with the purposes of the Zoning Code and the SR Zoning district; and

WHEREAS, the Planning Board has determined that the Project will comply with the applicable Site Plan criteria in Section 121-65(D) of the Zoning Code and will not adversely affect neighboring properties; and

WHEREAS, the Planning Board's determinations outlined above are based on the Applicant's representations contained in all of the Application materials submitted to the Planning Board and the Applicant's compliance with the Town of Amenia Code including the Zoning Code.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with Section 121-67 of the Town's Zoning Code, the Planning Board hereby approves the site plan for the Project prepared by M.A. Day Engineering, PC dated March 29, 2016 (last revised May 26, 2016) ("Site Plan Approval"); and

BE IT FURTHER RESOLVED, that pursuant to Section 274-a of the New York State Town Law, the Planning Board imposes the following conditions on the Site Plan Approval;

granted by this resolution:

1. Prior to the execution of the approved site plans by the Planning Board Chairman and issuance of any building permit for the Project, the Applicant shall:
 - (a) Address all comments contained in the Town Engineer's Memorandum dated, May 25, 2016 to the Engineer's satisfaction;
 - (b) Obtain all required permits from the Dutchess County Department of Health for the Project's well and waste water systems;
 - (c) Pay the outstanding invoices of the Planning Board's consultants incurred in connection with reviewing this Application; and
 - (d) Address the comments of the Amenia Fire Department related to sprinklers and water storage to the Fire Department's satisfaction.
2. At all times, the Applicant shall comply with this Site Plan Approval;
3. Any change to the approved site plans may require amended approvals from the Planning Board.
4. Any future special permit and/or site plan applications will require the Applicant submit a master plan for the Property.

BE IT FURTHER RESOLVED, that the Planning Board hereby authorizes the Planning Board Chairperson to stamp and sign the approved site plans upon the Applicant's satisfaction of all applicable conditions, if any, and the submission requirements stated herein, if any; and

BE IT FURTHER RESOLVED, that in accordance with Section 121-68(E) of the Town's Zoning Code: (1) this Site Plan Approval shall expire if the Applicant fails to commence construction, to obtain the necessary Building Permits, or fails to comply with the conditions of this Site Plan Approval within 18 months of its issuance. The Planning Board may grant a one-time six-month extension; (2) this Site Plan Approval may be revoked by the Planning Board if the Applicant violates the Site Plan Approval or its conditions or engages in any construction or alteration not authorized by this approval; (3) any violation of this Site Plan Approval or its conditions shall be deemed a violation of the Zoning Code and shall be subject to enforcement action; and

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be filed in the office of the Town of Amenia Town Clerk within five (5) days of the date of this Resolution, and shall be mailed to the Applicant within the same five (5) day period.

The foregoing resolution was voted upon with all members of the Planning Board voting and signing as follows:

Yes No Abstain Absent Signature

Joseph Fontaine, Chairman

_____ _____ _____ ✓ _____

Peter Clair

✓ _____ _____ _____ _____ 

John Stefanopoulos

_____ _____ _____ ✓ _____

~~Nathan Roy~~

*no longer
on planning
board*

_____ _____ _____ ✓ _____

Anthony Robustelli

_____ _____ _____ ✓ _____

Erich McEnroe

✓ _____ _____ _____ _____

Matthew Deister

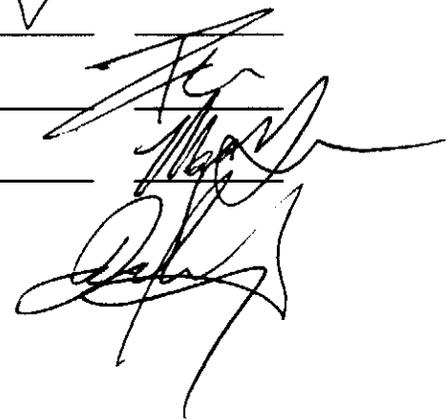
✓ _____ _____ _____ _____

D. Rosenberg

✓ _____ _____ _____ _____

Dated: June 22, 2016
Amenia, New York





Joseph Fontaine, Chairman
Town of Amenia Planning Board