

RENNIA ENGINEERING DESIGN, PLLC

CIVIL ▪ ENVIRONMENTAL ▪ STRUCTURAL

6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522
Tel: (845) 877-0555 Fax: (845) 877-0556

November 3, 2021

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

Attn: Robert Boyles, Jr., Chairperson

**Re: Wassaic Fire Company
Lot Line Change and Site Plan Application
Town of Amenia
Parcel ID: 132000-7165-01-093923, 083916 & 074001**

Dear Mr. Boyles and Planning Board Members,

This submission is being provided to address the comments provided by Rohde, Soyka & Andrews Consulting Engineers, P.C. (RSA), dated October 11, 2021 and to formally apply for site plan approval for the building addition.

The Wassaic Fire Company is proposing the construction of a 3,600 S.F. truck bay addition to serve the existing fire house. The structure will contain three (3) garage bay doors on the front of the proposed structure, and the site plan work will include the reconfiguration of the existing parking area and the construction of a new septic system to serve the site. Also included in this application is the installation of a concrete apron along Fire House Road. The existing site is mostly within the 100-year flood zone, so both the building addition and the proposed septic system are being proposed 2-feet above the flood plain elevation and a flood plain development permit will be sought. There is no work proposed within the floodway and no work proposed within the NYSDEC wetland or 100-foot adjacent area.

RSA 10/11/2021 comment responses:

1. It is understood that the lot line change will be considered a minor subdivision and will require a public hearing. It is our hope that a public hearing can be scheduled soon to support the lot line change and the site plan application.
2. The Federal/State Wetlands and the Associated 100-foot adjacent area have been shown on the plans and there are no disturbances proposed to either. The 100-year flood plain has been shown and does cover much of the site, so avoiding disturbances in the flood plain was not possible, so the proposed addition has the floor elevation proposed 2-feet above the flood plain elevation and a flood plain development permit will be applied for from the Town.
3. A revised EAF has been provided, with all required signatures and utilizing the NYSDEC EAF mapper to complete applicable items.

**Re: Wassaic Fire Company
Lot Line Change and Site Plan Application
Town of Amenia
Parcel ID: 132000-7165-01-093923, 083916 & 074001**

4. The site plan application has been developed to show how the proposed lot line change will support the proposed building addition and associated septic improvements.
5. A revised Ag-Data Statement has been provided, correcting the items, as suggested.
6. The owner's consent note will be signed on the final plans.
7. The Surveyor's certification will be provided on the final plans.
8. The permission to file note will be obtained from the DCDBCH for the final plans.
9. The area and bulk regulations table has been revised on the lot line change map and a new bulk regulations table was also included on the proposed site plan to show the proposed addition information.

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

- Revised Lot line Change Map, dated 7/13/2021, last revised 11/1/21, prepared by B. Terrell Meunier, L.S.
- Wassaic Fire Company – Preliminary Site Plan, sheet 1 of 1, dated 11/3/2021
- Site Plan Application
- Authorization of Agent
- Ag-Data Statement & Ag District Map
- Short Environmental Assessment Form
- Aquifer Recharge calculations
- Health Department Plans and Engineer's Report
- NYSDEC wetland Validation Map

The applicant will deliver the application fee and an initial escrow deposit:

Application Fee, \$450.00

Planning Board Initial Escrow, \$2,500.00

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

Sincerely,



Thomas Harvey
Project Engineer

Encl.

Town of Amenia Planning Board

Town of Amenia
4988 Route 22
Amenia, NY 12501

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

LAND USE APPLICATION

Type of Application: Check all that apply

Site Plan Special Permit Zoning Permit Subdivision

Grid Number(s):

132000-7165-01-093923, 083916, 074001

Name of Project: Wassaic Fire House Building

Property Address: Expansion

27 Firehouse Road,
Amenia, NY 12592

Primary Contact Person:

Richard Rennia Jr., P.E.

Address: PO Box 400

Dover Plains, NY 12522

Telephone Number: (845) 877-0555

Email: rich@renniadesign.com

Name of Property Owner:

Wassaic Fire Company c/o David Rosenberg

Address: 27 Firehouse Road, PO Box 287

Wassaic, NY 12592

Telephone Number:

(845) 373-8807

Name of Applicant (if different):

Address: _____

Telephone Number: _____

Email: _____

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

Plans Prepared By:

Name: Rennia Engineering Design, PLLC

Address: PO Box 400

Dover Plains, NY 12522

Telephone Number: (845) 877-0555

E-mail: rich@renniadesign.com

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

Overlay District(s) (if any): Floodplain , Stream Corridor ,

Scenic Protection __, Aquifer , Mixed-Use Institutional __,

Soil Mining __, Historic Preservation , Mobile Home Park __,

Resort Development __

Current Use(s): Firehouse

Proposed Use(s): Firehouse w/ Expanded Truck Bay

Parcel Size: 15.883, 1.091, 0.30 Acres

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

Change of use in existing structure __, Subdivision __,

Total Square Footage of Structures:

Current 8,540.9 SF Proposed 12,140.9 SF

Footprint of Structures: Existing: 8,540.9 SF Proposed: 12,140.9 SF

Deed Reference: Liber 1093

Page 0776

Date 7/1/202

Filed Map Reference: Lot # N/A Map # 11819

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 Data Statement.

Will the development be phased? Yes __ No

If yes, how many phases? _____

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

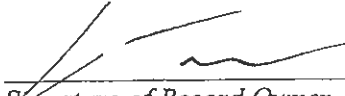
If yes, provide certified copies of those existing approvals
with this application.

Town of Amenia Planning Board


Town of Amenia
4988 Route 22
Amenia, NY 12501

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

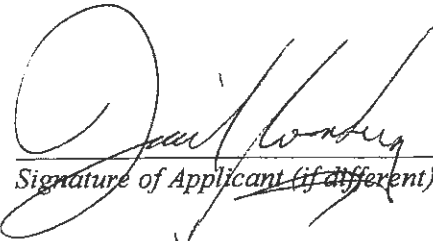
The undersigned hereby makes application in accordance with all applicable laws and other requirements of the Town of Amenia, Dutchess County, New York. All owners of record must sign.


Joshua Frankel
Signature of Record Owner

Date: Nov 1, 2021


Eve Biddle
Signature of Record Owner

Date: Nov 1, 2021


WASTE FILE Co.
Signature of Applicant (if different)
Date: Nov 1, 2021

Date stamp of submission
(Office Use Only)

Short Environmental Assessment Form

Part 1 - Project Information

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: Wassaic Fire Department Expansion				
Project Location (describe, and attach a location map): 27 Firehouse Road, Amenia, NY 12592				
Brief Description of Proposed Action: The applicant is proposing to construct a 3,600 SF building addition off of the existing firehouse. The proposed building addition will serve as a truck bay for the existing facilities. Also included as part of this project is the construction of a new sewage disposal system, the formalization of the sites parking, a concrete apron, and the installation of new drainage structures. In addition to the proposed building improvements, the applicant is proposing a lot line adjustment. There are three parcels involved in this project, two of which are controlled by the applicant. The proposed lot line adjustment will transfer 1.629-acres of 15.883-acres from the adjacent neighboring parcel to the applicant parcels (1.091-acres and 0.300-acres) for a total of 3.020-acres. The two applicant parcels will be combined as part of this project.				
Name of Applicant or Sponsor: Wassaic Fire Company c/o David Rosenberg		Telephone: (845) 373-8807 E-Mail: davidr7876@gmail.com		
Address: 27 Firehouse Road				
City/PO: Amenia		State: NY	Zip Code: 12592	
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"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Amenia Planning Board: Special Use/Site Plan Approval, DCDOH: Permission to File			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		17.22 acres		
b. Total acreage to be physically disturbed?		0.60 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.091+0.300 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):				
<input type="checkbox"/> Parkland				

5. Is the proposed action,		NO	YES	N/A
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?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ A new private subsurface sewage disposal system will be constructed as part of this project.		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" 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?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

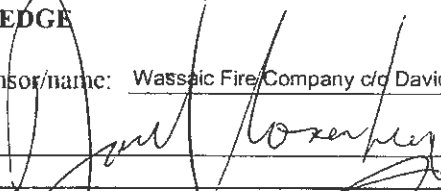
Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban 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? No Threatened or Endangered species habitat will be disturbed as part of the proposed project.	NO	YES
Bog Turtle, Timber Rattlesnake	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Wassaic Fire/Company c/o David Rosenberg Date: Nov 1, 2024

Signature:  Title: President



TOWN OF AMENIA

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

AGRICULTURAL DATA STATEMENT

Applicant Name: Wassaic Fire Company c/o David Rosenberg

Address: 27 Firehouse Road,
Amenia, NY 12592

Application Type (check all that apply)

<input checked="" type="checkbox"/>	Subdivision
<input checked="" type="checkbox"/>	Site Plan
<input type="checkbox"/>	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.

132000-7066-00-954116. Siland Commercial Property LLC. Route 22, Amenia, NY 12592
132000-7166-00-074001. Joshua N. Frankel. 315 Old Route 22, Amenia, NY 12592

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

The applicant is proposing to construct a 3,600 SF building addition off of the existing firehouse. The proposed building addition will serve as a truck bay for the existing facilities. Also included as part of this project is the construction of a new sewage disposal system, the formalization of the sites parking, a concrete apron, and the installation of new drainage structures.

In addition to the proposed building improvements, the applicant is proposing a lot line adjustment. There are three parcels involved in this project, two of which are controlled by the applicant. The proposed lot line adjustment will transfer 1.629-acres of 15.883-acres from the adjacent neighboring parcel to the applicant parcels (1.091-acres and 0.300-acres) for a total of 3.020-acres. The two applicant parcels will be combined as part of this project.

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



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: Wassaic Fire Company c/o David Rosenberg

OWNER: Wassaic Fire Company

PROPERTY ADDRESS: 27 Firehouse Road, Amenia, NY 12592

GRID NUMBER(S): 132000-7165-01-083916, 093923, 074001

PROJECT NAME: Wassaic Fire Department Expansion

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 applicant is proposing to construct a 3,600 SF building addition off of the existing firehouse. The proposed building addition will serve as a truck bay for the existing facilities. Also included as part of this project is the construction of a new sewage disposal system, the formalization of the sites parking, a concrete apron, and the installation of new drainage structures.

In addition to the proposed building improvements, the applicant is proposing a lot line adjustment. There are three parcels involved in this project, two of which are controlled by the applicant. The proposed lot line adjustment will transfer 1.629-acres of 15.883-acres from the adjacent neighboring parcel to the applicant parcels (1.091-acres and 0.300-acres) for a total of 3.020-acres. The two applicant parcels will be combined as part of this project.



ENGINEERING, DESIGN, & PLANS PREPARED BY:

RENNIA ENGINEERING DESIGN, PLLC

CIVIL • ENVIRONMENTAL • STRUCTURAL

6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522

Tel: (845) 877-0555 Fax: (845) 877-0556

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IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THESE PLANS, SPECIFICATIONS OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

WASSAIC FIRE DEPARTMENT

TOWN OF AMENIA

DUTCHESS COUNTY, NY

AGRICULTURAL DISTRICT MAP

DATE	SCALE	DESIGNED BY:	DRAWN BY:	JOB NO.	SHEET NO.
11/3/2021	1" = 1,000'	RED	RED	#18-020	1 of 1

Wassaic Fire Company Annual Recharge - Summary by Soil Map Unit — Dutchess County, New York (NY027) *

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI	*Recharge Rate (in/yr)	Natural Recharge Rate
CuA	Copake Gravelly Silt Loam	A	3	100.00%	20.2	5.050
					7.6	0.000

****Totals for Area of Interest:** 3 100.00% acre feet 5.05

* Amenia, NY - Zoning Code Section 121-15,F

cubic feet	219,978.00
gallons	1,645,435.44

Wassaic Fire Company Daily Water Use

Description	Avg. # of Units	Flow Rate per Unit (gal./day)	Total Flow (gallons)
Amenia Fire House	30	15	450

Total Daily Use: 450 GPD

**NYSDEC Design Standards for Intermediately Sized Wastewater Treatment Systems 2014

Amenia Fire Company Water Consumption***

Use	Total Flow (gallons)	Dilution Factor	Consumption / Day
Nonresidential uses with subsurface discharge	450	6	2,700.00
			-
			-

Total Daily Water Consumption 2,700.00 GPD

Annual Consumption	985,500.00	Gallons
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***Amenia, NY - Zoning Code Section 121-15,G

Net Recharge (gallons/year)	659,935.44
------------------------------------	-------------------

Wassaic Fire Company, Inc.

P.O. Box 287

Wassaic, New York 12592

(845) 373-8807

November 10, 2021

To The Town of Amenia Planning Board

The Wassaic Fire Company is working on a plan to renovate our current firehouse. This will include a 60 x 60 addition to house up to date engine bays allowing us to accommodate future new equipment that will meet current standards. In addition, we plan to upgrade the current windows, doors and insulation to make the building more eco friendly.

Our first order of business is to acquire the parcel of land that is being donated to us by Josh Frankel and Eve Biddle which will allow for the building of a new septic system. Before going through the actual transfer of property through the lot line adjustment, we had Rennia Engineering design a new needed septic system which has already received Board of Health approval. In addition, we had the DEC map out the wetlands to make sure we meet all the necessary set backs and codes.

All of the information that John Andrews asked for should be contained on the two maps we have submitted in order to get approval for the Lot Line change and the Site Plan approval.

Respectfully submitted,

The Wassaic Fire Co., Inc.


by: David Rosenberg, President



TOWN OF AMENIA

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

TOWN OF AMENIA PLANNING BOARD AUTHORIZATION OF AGENT

I, Joshua N. Frankel & EVE BIDDLE, am the owner of the property
located at 315 Old Route 22, Amenia, New York, identified as
Grid Number 132000-7166-00-074001.

I hereby authorize Rennia Engineering Design, PLLC. to act as my agent in an
Application to the Town of Amenia Planning Board for Wassaic Fire Department Expansion.
(Name of Project)

Print Name Joshua N. Frankel

Signature

Date Nov 1, 2021

EVE BIDDLE



TOWN OF AMENIA

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

TOWN OF AMENIA PLANNING BOARD AUTHORIZATION OF AGENT

I, Wassaic Fire Company c/o David Rosenberg, am the owner of the property located at 27 Firehouse Road, Amenia, New York, identified as Grid Number 132000-7165-01-093923, 083916.

I hereby authorize Rennia Engineering Design, PLLC. to act as my agent in an Application to the Town of Amenia Planning Board for Wassaic Fire Department Expansion.
(Name of Project)

Print Name David Rosenberg, President

Signature *David Rosenberg*

Date Nov 1, 2021