



TOWN OF AMENIA

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TOWN OF AMENIA PLANNING BOARD

Resolution # 2 for 2022

February 9, 2022

Resolution Approving Site Plan for the Wassaic Fire Company

WHEREAS, Wassaic Fire Company (the “Applicant”) has applied to the Town of Amenia Planning Board (the “Planning Board”) for site plan approval for a proposed 3,600 square foot addition to an existing firehouse and related site improvements (the “Project”) on property located at 27 Firehouse Road, Wassaic, New York (the “Project Site”); and

WHEREAS, the Project Site includes the Applicant’s property (Parcel Grid Identification Numbers: 132000-7165-01-093923 and 132000-7165-01-083916) and 1.631± acres to be conveyed from the adjoining lands of Joshua N. Frankel and Eve Biddle (Parcel Grid Identification Number: 132000-7165-00-074001) authorized as a lot line adjustment by the Planning Board on January 12, 2022 pursuant to Chapter 105 of the Town of Amenia Town Code, together comprising 3.02± acres; and

WHEREAS, the Project Site is located in the Hamlet Mixed Use Zoning District, the Hamlet Residential Zoning District, Flood Plain Overlay District, the Historic Preservation Overlay District and the Scenic Visual Protection Zone. Except for a small portion, the lands involved in the Project fall within an Area of Special Flood Hazard (one-hundred-year flood plain, Zone AE, with base flood elevation defined); and

WHEREAS, the Project is permitted in the HM and HR zoning districts as a Municipal Use. The Project is a major project subject to site plan review by the Planning Board pursuant to Article IX of the Town of Amenia Zoning Law (the “Zoning Law”); and

WHEREAS, the Applicant submitted an application for the Project to the Planning Board for site plan approval consisting of the following: (1) a Land Use Application; (2) a SEQRA Short Environmental Assessment Form (“SEAF”), Part 1; (3) site plans prepared by Rennia Engineering Design, PLLC; (4) the requisite filing fee and escrow amount for the application; and (5) a variety of additional documentation (collectively, the “Application”); and

WHEREAS, in addition to the proposed addition to the existing firehouse, the Applicant proposes related site improvements, including a new septic system and stormwater management facilities, and has provided information in the SEAF, Part 1, along with other supporting information; and

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Amenia Town Clerk

WHEREAS, after reviewing the Application, Part 1 of the SEAF, and the information submitted in support of the Application, the Planning Board determined on January 12, 2022 that the Project is a Type 2 action under SEQRA because it involves the expansion of less than 4,000 sf to an existing fire house/nonresidential structure. See 6 NYCRR § 617.5(c)(16). Accordingly, no further SEQRA review of the Project is required by the Planning Board; and

WHEREAS, on January 26, 2022 the Planning Board held a public hearing on the Application to receive and consider any public comment on the proposed site plan and continued the public hearing to January 26, 2022. The hearing was closed on January 26, 2022; and

WHEREAS, the Wassaic Fire Company was created as a not-for-profit charitable organization to provide critical municipal services to the public. Pursuant to the Zoning Law, Dimensional Table, Note 10, the 10,000 square foot maximum footprint for nonresidential structures in the HM district does not apply to the Project, allowing the Planning Board to approval the 3,600 square foot expansion of the existing fire station to a total of 11,100 square feet without the need for referral to the Town of Amenia Zoning Board of Appeals for an area variance; and

WHEREAS, the Planning Board finds that the Project meets: (1) the criteria for site plan approval set forth in Zoning Law § 121-65(D); (2) the standards for approval of projects in the Scenic Protection Overlay District (Zoning Law 121-14.1); (3) the standards for approval of projects in the Historic Preservation Overlay District (Zoning Law § 121-14.2).

NOW, THEREFORE, BE IT RESOLVED, that based on the Application made pursuant to Article IX of the Zoning Law and NYS Town Law § 274-a, the Planning Board hereby approves the following site plans for the Project (the "Approved Site Plans"):

1. Sheet 1 - Site Plan for Wassaic Fire Company prepared by Rennia Engineering Design, PLLC, dated November 3, 2021, last revised February 2, 2022; and
2. Sheet 2 – Erosion and Sediment Control Plan for Wassaic Fire Company prepared by Rennia Engineering Design, PLLC, dated January 10, 2022, last revised February 2, 2022; and
3. Sheet 3 – Lighting Plan for Wassaic Fire Company prepared by Rennia Engineering Design, PLLC, dated January 10, 2022, February 2, 2022; and
4. Sheet 4 - Site Details for Wassaic Fire Company prepared by Rennia Engineering Design, PLLC, dated November 3, 2021, February 2, 2022; and
5. Sheet 5 – Front Building Addition Elevations for Wassaic Fire Company prepared by Rennia Engineering Design, PLLC dated January 3, 2022, last revised February 2, 2022; and
6. Engineering Report for Wassaic Firehouse Subsurface Sewage Disposal System prepared by Rennia Engineering Design, PLLC, dated August 10, 2020, last revised

February 6, 2021 and approved by the Dutchess County Department of Health on April 21, 2021; and

7. Wetland Validation Map prepared by Renna Engineering Design, PLLC, dated May 20, 2020 and confirmed by the NYS Department of Environmental Conservation on July 22, 2020; and

BE IT FURTHER RESOLVED, that the Planning Board Chairman is authorized to stamp and sign the Approved Site Plans (the "Final Site Plan Approval") upon receipt of the following items:

1. Confirmation that the comments in the February 4, 2022 letter from the Planning Board's Engineer, John Andrews, P.E., have been addressed to the engineer's satisfaction; and
2. Copies of all discretionary permits/approvals from other agencies for the Project including but not limited to a Floodplain Development Permit and approval of the new septic system; and
3. Proof of recording in the Dutchess County Clerk's Office of the minor subdivision/lot-line adjustment plat approved by the Planning Board on January 12, 2022 and signed and stamped by the Planning Board Chairman (the "Approved Final Plat"); and
4. Proof of recording in the Dutchess County Clerk's Office of the access easement. The easement must be satisfactory to the Planning Board Attorney prior to recording; and
5. Copies of recorded deed(s) conveying the lands to the Applicant consistent with the Approved Final Plat; and
6. Confirmation of payment to the Town of any and all outstanding escrow or other review fees; and

BE IT FURTHER RESOLVED, that if any other reviewing agencies for the Project require any material or significant changes to the Approved Site Plans for the Project, as determined by the Planning Board Chairman, in his sole discretion, amended site plans shall be submitted to the Planning Board for approval prior to execution of the amended Approved Site Plans by the Planning Board Chairman; and

BE IT FURTHER RESOLVED, that in accordance with Section 121-68(E) of the Zoning Law: (1) this site plan approval shall expire if the Applicant fails to undertake the Project, obtain the necessary building permits, or to comply with the conditions of the site plan approval within 18 months of its issuance. The Planning Board may grant a one-time six-month extension; (2) the 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 the approval; (3) any violation of this site plan approval or its conditions shall be deemed a violation of the Zoning Law and shall be subject to enforcement action; and

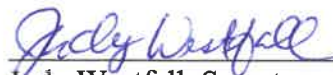
BE IT FURTHER RESOLVED, that as required by NYS Town Law § 274-a, a copy of this resolution shall be filed in the office of the Town of Amenia Clerk within 5 days after this resolution has been adopted and a copy of this resolution shall be mailed to the Applicant; and

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

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

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Robert Boyles, Jr. Chairperson	_____	_____	<u>Recused</u>	_____
John Stefanopoulos	<input checked="" type="checkbox"/>	_____	_____	_____
Walter Brett	_____	_____	_____	<input checked="" type="checkbox"/>
Neal Kusnetz	_____	_____	_____	<input checked="" type="checkbox"/>
Matthew Deister	<input checked="" type="checkbox"/>	_____	_____	_____
Nina Peek	<input checked="" type="checkbox"/>	_____	_____	_____
Anthony Robustelli	<input checked="" type="checkbox"/>	_____	_____	_____

Dated: February 9, 2022
Amenia, New York



Judy Westfall, Secretary
Town of Amenia Planning Board