



TOWN OF AMENIA

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TOWN OF AMENIA PLANNING BOARD

Resolution # 6 for 2022

April 6, 2022

Resolution Approving Site Plan for the Amenia Fire Company

WHEREAS, Amenia Fire Company (the "Applicant") has applied to the Town of Amenia Planning Board ("Planning Board") for Site Plan Review of the proposed construction of a new 6,960 square foot truck bay structure to serve an existing firehouse (the "Project") located at 36 Mechanic Street, Town of Amenia, Dutchess County (Grid #132000-7167-14-279456-0000) (the "Project Site"); and

WHEREAS, the Project Site is located in the Hamlet Mixed Use Zoning District and the Priority/Primary Valley Bottom Aquifer. The Site is in an area of special flood hazard, Zone AE, with base flood elevation 545'; and

WHEREAS, the Project is an allowable use and a major project subject to Site Plan Review by the Planning Board pursuant to Article IX of the Zoning Law; and

WHEREAS, the Applicant submitted an application to the Planning Board consisting of: (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 truck bay structure, the Applicant proposes related site improvements, including a driveway, walkway, parking and a new sign, and has provided information in the SEAF, Part 1, along with other supporting information, to allow for Planning Board SEQRA review of the proposed Project; and

WHEREAS, the Planning Board determined that the Project is an Unlisted action pursuant to SEQRA and stated its intention to serve as the lead agency for purposes of conducting and coordinating the environmental review of the Project on behalf of all involved agencies; and

WHEREAS, as required by 6 NYCRR § 617.6 of the SEQRA regulations, the Planning Board conducted a coordinated review by distributing the following documents to all potentially involved and interested agencies: (1) Notice to Designate the Planning Board as the SEQRA Lead Agency for the Project; (2) Lead Agency Consent Form; (3) Application Documentation; (4) SEQRA Short Environmental Assessment Form ("SEAF"), Part 1; and (5) Site Plans; and

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WHEREAS, no involved or interested agencies objected to the Planning Board serving as the SEQRA lead agency for the Project; and

WHEREAS, the Planning Board established itself as the lead agency for conducting and coordinating the environmental review of the Project under SEQRA; and

WHEREAS, on April 6, 2022, the Planning Board completed a comprehensive, coordinated review of the Project's potential environmental impacts under SEQRA and adopted a Negative Declaration concluding that the Project will not have any significant adverse impacts on the environment; and

WHEREAS, pursuant to General Municipal Law § 239-m, the Planning Board referred the Application to the Dutchess County Department of Planning and Development ("DCDPD") for advisory review and DCDPD responded in December 2021 with no comments except that the Project is a matter of local concern only; and

WHEREAS, the Planning Board held a public hearing on the Application to receive and consider any public comment on the proposed Site Plan and closed the public hearing after providing that opportunity to be heard; and

WHEREAS, pursuant to Zoning Law § 121-11 and Note 6 to the Dimensional Table, the Planning Board finds that the proposed front yard setback of 72.3' from the centerline of Mechanic Street for the truck bay structure is an appropriate "build-to" line for the structure and will allow for the safe maneuvering of fire trucks backing into the new structure; and

WHEREAS, the Planning Board finds that the Project meets the criteria for Site Plan Review approval set forth in Zoning Law § 121-65(D).

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 grants Site Plan Review approval for the Project and approves the following site plans for the Project (the "Approved Site Plans"):

1. Sheet 1 – Site Plan for Amenia Firehouse Mechanic Street prepared by Rennia Engineering Design, PLLC, dated October 19, 2021, last revised February 1, 2022; and
2. Sheet 2 – Erosion and Sediment Control Plan for Amenia Firehouse Mechanic Street prepared by Rennia Engineering Design, PLLC, dated October 19, 2021, last revised February 1, 2022; and
3. Sheet 3 – Lighting Plan for Amenia Firehouse Mechanic Street prepared by Rennia Engineering Design, PLLC, dated October 19, 2021, last revised February 1, 2022; and
4. Sheet 4 – Details for Amenia Firehouse Mechanic Street prepared by Rennia Engineering Design, PLLC, dated October 19, 2021, last revised February 1, 2022; and
5. Sheet 5 – North/South Building Elevations for Amenia Firehouse Mechanic Street prepared by Rennia Engineering Design, PLLC, dated October 19, 2021, last revised February 1, 2022; and

- 6. Sheet 6 – Building Elevations for Amenia Firehouse Mechanic Street prepared by Rennia Engineering Design, PLLC, dated October 19, 2021, last revised February 1, 2022; and
- 7. Sheet 7 – Wetland Permit Plan for Amenia Firehouse Mechanic Street prepared by Rennia Engineering Design, PLLC, dated October 19, 2021, last revised February 1, 2022; and

BE IT FURTHER RESOLVED, that the Planning Board Chairman is authorized to sign the Approved Site Plans upon receipt of the following items:

- 1. Confirmation that any outstanding comments by the Planning Board’s engineer have been satisfied; and
- 2. Confirmation of payment to the Town of any and all outstanding escrow or other 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 no building permit shall be issued for the Project until the Town has received the following:

- 1. Copies of all discretionary approvals from other agencies for the Project including but not limited to a Floodplain Development Permit and NYS Department of Environmental Conservation wetlands permit; and
- 2. Payment of any and all outstanding escrow or other fees; and

BE IT FURTHER RESOLVED, that as required by NYS Town Law § 274-a, a copy of this resolution shall be filed in the Town of Amenia Clerk's office within 5 days after this resolution has been adopted and a copy of this resolution shall also be sent 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: Motion made : J. Stefanopoulos seconded: N. Peek

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Robert Boyles, Jr. Chairperson	<u>✓</u>	_____	_____	_____
John Stefanopoulos	<u>✓</u>	_____	_____	_____
Neal Kusnetz	_____	_____	_____	<u>✓</u>
Matthew Deister	_____	_____	_____	<u>Recused</u>

Nina Peek

✓ _____ _____ _____

Anthony Robustelli

✓ _____ _____ _____

Dated: April 6, 2022
Amenia, New York

VOTE IS CERTIFIED BY:

Judith Westfall

Judith Westfall, Secretary