

Mr. Robert Whalen  
Whalen Leasing  
Route 22, NY 12501  
March 8, 2022

Mr. Whalen,

The following is intended to formalize our understanding/agreement discussed on December 14, 2021 through March 7, 2022 (via phone) with you and your family regarding screening and sound attenuation associated with proposed Siland Recreation facility.

The following points were agreed to during the site visit:

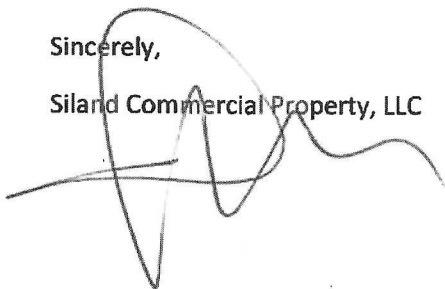
- Siland will install 360 +/- lineal feet of wood (or composite material) fencing, 6 to 8 feet tall, along the southerly and westerly boundary between Whalen and Siland. The Whalen Family will provide access to the site for construction of fencing and other associated activities.
- The Whalen Family will apply for a variance allowing an 8 foot tall fence to be placed on their property. In the event the variance is denied, Siland will double the number of trees installed on their property to include 6 spruce trees (8-10' tall) along with the six deciduous trees noted below.
- Siland will install landscape screening for sound and aesthetics on the Siland property. The landscape will consist of primarily coniferous trees (evergreens), the additional trees have been incorporated into the Siland site plans.
- Siland will incorporate traditional court screening on the fencing for the "Raquet Courts" on the most easterly and northerly sides of the courts.
- Siland will install six (6) deciduous trees (native variety of Maple or Oak) on the Whalen side located at the owner's discretion.
- Fencing along the westerly property line will be adjusted to avoid any interference with the existing Connex units
- Location of the fencing will be staked for your approval prior to installation. Trees to be removed to install fencing will be flagged and agreed upon prior to placement of fencing.
- Fencing materials will be provided for your review prior to staking or installation.

Please see the attached graphic for further delineation/clarification of the above noted points.

Please acknowledge via email if the above items are consistent with our initial discussions and satisfy you concerns regarding sound attenuation and aesthetic concerns.

Sincerely,

Siland Commercial Property, LLC



Robert Whalen  
Whalen Leasing Co./Inc.  
9/20/2022



# TOWN OF AMENIA

4988 Route 22, AMENIA, NY 12501  
TEL: 845-373-8860, x118 FAX: 845-373-9147

## ZONING BOARD OF APPEALS APPLICATION

Dear Applicant:

Attached is an application to the Zoning Board of Appeals (ZBA). Please submit all applicable information on the checklist along with 3 copies of all information and required fees to the Zoning Board of Appeals Office at least three (3) weeks prior to the ZBA meeting. Meetings are scheduled for the 3<sup>rd</sup> Monday of every month at the Amenia Town Hall, 4988 Route 22, at 7:00 P.M. (unless specified otherwise).

The applicant is responsible for any costs incurred for public hearing notices and review of the application by Town consultants, if needed. An Escrow fee is required and will be set by the ZBA Board.

If the matter before the Zoning Board of Appeals was cancelled on the part of the applicant, there will be no refund of the application fee.

Applicants before the Board, must have all of the information necessary for submittal, as they will be required to pay a new application fee if the matter cannot be heard when it is scheduled. If it is determined that the application is complete, the applicant will be notified when the public hearing will take place: the Millerton News and all contiguous neighbors will also be notified by the ZBA Secretary. Incomplete applications will not be put on the Agenda.

If an applicant decides to postpone or cancel his/her appearance, please telephone the Zoning Board Secretary, x124 or Zoning Enforcement Officer, x118 AT LEAST 48 HOURS IN ADVANCE, because there are clerical functions, which much occur (i.e. notifying property owners, notice in the paper, etc.)

Please supply a cover letter and describe the project in your own words including any hardships involved.

The applicant is responsible for adhering to Chapter 121, Sections 121-58 and 121-59 of the Town of Amenia Zoning Law available online at [www.ameniany.gov](http://www.ameniany.gov) (Quick Link, Town Code) or from the Town Clerk for a fee.

By signing this letter, the applicant gives permission to all ZBA members to do a site walk on the property prior to the public hearing.

I have read the above and fully understand my responsibilities.

Robert Whalen  
Name (please print)

[Signature]  
Signature

8/22/2022  
Date

ZONING BOARD OF APPEALS APPLICATION

### Appeal/Variance Checklist

\_\_\_\_\_ copies (supplied by the applicant) of the following items are required to apply to the Zoning Board of Appeals for a variance, an interpretation of the Town of Amenia Zoning Law or a reversal of a decision by the Code Enforcement Officer. An application may not be filed until the Code Enforcement Officer has made a decision on a building or zoning permit application, except where an area variance is requested in connection with a special permit or site plan approval from the Planning Board. **Incomplete applications will not be put on the agenda.**

#### CHECKLIST

- \_\_\_\_\_ Complete Appeals/Variance Application with pdf
- \_\_\_\_\_ Disclosure of Interest Form
- \_\_\_\_\_ Cover letter (describing the project in detail including any hardships involved)
- \_\_\_\_\_ Agricultural Data Statement (for Use Variances only) if the property is in an agricultural district and contains a farm operation, or if the property is within 500 feet of a farm operation in an agricultural district.
  
- \_\_\_\_\_ Building Permit Application with copies of all drawings and maps submitted to the Building Department showing the proposed building(s) and site alterations with dotted lines and showing the existing building(s) and other improvements with solid lines.
  
- \_\_\_\_\_ Building Inspector's Denial (Decision of the Code Enforcement Officer)
  
- \_\_\_\_\_ Site Plan of the property showing (within ¼ mile radius) adjacent or nearby villages or towns, county or state parks or other recreation areas, county or state roads or highways, county owned or managed streams or drainage channel and state-owned lands with public buildings, all other building locations and setbacks from other buildings and property lines noted with measurements.
  
- \_\_\_\_\_ Copies of all applications, attached information, and decisions if the matter is being heard by another Board

#### FEES:

- \_\_\_\_\_ Application
- \_\_\_\_\_ Variance
- \_\_\_\_\_ Interpretation
- \_\_\_\_\_ Reversal of Decision by Code Enforcement Officer
- \_\_\_\_\_ Total (checks made payable to Town of Amenia)
- \_\_\_\_\_ Escrow - \$2500 (separate check made payable to Town of Amenia)

**ZONING BOARD OF APPEALS APPLICATION**

This application must be typewritten or legibly printed.

**Project Name:** Whalen Leasing Proposed Fence

Type of Application (check all that apply):

- Area Variance 121-59.D
- Use Variance 121-59.C
- Reversal or Modification of Decision of CEO 121-59.B
- Interpretation of Zoning Text or Map 121-59.A
- Other ( Please explain)

**Property Address:** Parcel #:132000-7066-00-969308-0000  
 Block \_\_\_\_\_ Lot(s) \_\_\_\_\_ Zone \_\_\_\_\_  
 District: OC

**Current Use(s)** Commercial

**Proposed Use(s) and/or Structures:**

8 ft. fence

**Primary Contact Person:** Patrick O'Leary

**Brief Description of Proposed Use/Activity**  
(attach additional sheets, if necessary)

**Address:** 50 Main Street, Suite 360, White Plains, NY 10606

**Telephone:** 860-428-6615

**Email:** poleary@vhb.com

**Date Title Acquired:**

**Name of Property Owner:** Whalen Leasing Co Inc

**Provisions of the Zoning Law** relating to this Application, and variance(s) from zoning, if any

**Address:** 207 Rombout Rd, Pleasant Valley, NY 125690000

121-30H(1)

**Telephone:**

**Email:**

**Is there an existing Special Permit, Variance, And/or Site Plan approval for your property?**

Yes, granted on:

**Name of Applicant (if different)**

**No**

**Address:**

**Telephone:**

**Email:**

**Relationship to owner:**

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: **X**

Not Applicable:

**ZONING BOARD OF APPEALS APPLICATION**

1. DESCRIPTION OF PREMISES

Size of Lot            Width +/- 209 ft.    Depth +/- 209 ft    Area +/- 43,590 sq. ft.

Coverage (portion of lot occupied by all structures)

Max. allowable	<u>+/- 17,436</u>	sq. ft.	<u>40</u>	per cent
Existing	<u>+/- 25,379</u>	sq. ft.	<u>58</u>	per cent
Proposed	<u>No Change</u>	sq. ft.	<u>No Change</u>	per cent

Principal or Main Building

Height:	Max. allowable	<u>35</u>	sq. ft.	<u>N/A</u>	per cent
	Existing	<u>No Change</u>	sq. ft.	<u>N/A</u>	per cent
	Proposed	<u>No Change</u>	sq. ft.	<u>N/A</u>	per cent

Floor area - not required for single and two-family structures:

Maximum permitted 200,000 sq. ft. Existing +/- 5,230 sq. ft. Proposed No Change sq. ft.

Front Yard Depth -

Minimum required 150 ft.    Existing +/-75 ft.    Proposed No Change ft.

Side Yard

Minimum required 20 ft.    Existing +/- 11 ft.    Proposed No Change ft.

Smaller Side Yard

Minimum required 20 ft.    Existing +/- 11 ft.    Proposed No Change ft.

Larger Side Yard

Minimum required 20 ft.    Existing +/- 128 ft.    Proposed No Change ft.

Rear Yard Depth

Minimum required 50 ft.    Existing +/- 71 ft.    Proposed No Change ft.

Accessory Structure (CANOPY) N/A

Location: Front Yard \_\_\_\_\_ Side Yard \_\_\_\_\_ Rear Yard \_\_\_\_\_

Height: Existing \_\_\_\_\_ stories \_\_\_\_\_ ft.  
Proposed \_\_\_\_\_ stories \_\_\_\_\_ ft.

Distance from:

Front Lot Line:	Existing _____ ft.	Proposed _____ ft.
Side Lot Line:	Existing _____ ft.	Proposed _____ ft.
Rear Lot Line:	Existing _____ ft.	Proposed _____ ft.
Main Building:	Existing _____ ft.	Proposed _____ ft.
Other Accessory Structures:	Existing _____ ft.	Proposed _____ ft.

2. ATTACHED, MULTIPLE AND JOINT OCCUPANCY BUILDINGS ONLY

N/A

Useable Open Space:

Required:	Width _____ ft.	Depth _____ ft.	Area _____ ft.
Existing:	Width _____ ft.	Depth _____ ft.	Area _____ ft.
Proposed:	Width _____ ft.	Depth _____ ft.	Area _____ ft.

Number of habitable rooms in each dwelling unit (list each unit separately)

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**ZONING BOARD OF APPEALS APPLICATION**

1. **SPECIFIC RELIEF REQUESTED** (Complete where applicable, attach additional sheets if necessary)

A. Interpretation of the Zoning Law is requested because:

N/A

B. REVERSAL OR MODIFICATION of a decision of the Code Enforcement Officer is requested because:

N/A

C. A USE VARIANCE is requested for these reasons (all blanks must be filled in) N/A

1. The applicant cannot realize a reasonable return from the property for any use allowed by the Zoning Law because:

The property was acquired in the year \_\_\_\_\_ for \$ \_\_\_\_\_. The applicant has invested \$ \_\_\_\_\_ in the property since that time, and the largest return than can be expected from using the property as a \_\_\_\_\_ (most valuable use allowed by the Zoning Law) is \$ \_\_\_\_\_ per year. The value of the property under the current Zoning Law, as determined by competent financial evidence submitted herewith, is \$ \_\_\_\_\_. The expected return and/or property value from other uses allowed by the Zoning Law ranges from \$ \_\_\_\_\_ to \$ \_\_\_\_\_.  
(Please attach a list of all permitted and special permit uses and their probable return and value).

2. The hardship relating to this property is unique, and does not apply to a substantial portion of the district or neighborhood because:

3. The variance will not alter the essential character of the neighborhood because:

4. The hardship is not self-created because:

## ZONING BOARD OF APPEALS APPLICATION

D. **AN AREA VARIANCE** is requested for these reasons: ALLOW 8' TALL PRIVACY FENCE WHERE MAXIMUM FENCE HEIGHT ALLOWED IS 6 FT

1. **If the variance is granted, the applicant will have the following benefit:**

PRICVACY FENCE FROM ADJACENT DEVELOPMENT

2. **There will not be an undesirable change of the neighborhood or a detriment to nearby properties because:**

THE ADJACENT PROPERTIES ARE PROPONENTS FOR THE FENCE

3. **The applicant cannot attain the benefit of having the variance by any other method because:**

INSUFFICIENT AREA ON THE PROPERTY FOR A BERM TO RAISE THE FENCE 2 FT.

4. **The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because:**

PROVIDES A BENEFIT TO ALL ADJACENT PROPERTIES, AS WELL AS THE COMMUNITY AT LARGE, IMPROVING A VIEW OF A SCENIC CORRIDOR.

PREVIOUS APPEAL N/A

A previous appeal \_\_\_\_\_ has \_\_\_\_\_ has not been made with respect to this decision of the Building Inspector or with respect to this property.

Such an appeal(s) was (were) in the form of:

- A requested interpretation \_\_\_\_\_ Appeal No. \_\_\_\_\_, dated \_\_\_\_\_
- A request for variance \_\_\_\_\_ Appeal No. \_\_\_\_\_, dated \_\_\_\_\_





# TOWN OF AMENIA

4988 Route 22, AMENIA, NY 12501  
(845) 373-8118, Ext. 122-124 Fax (845) 373-9147

## ESCROW FOR PROFESSIONAL SERVICES

Date: \_\_\_\_\_

Applicant: \_\_\_\_\_

Project Name: \_\_\_\_\_

Location: \_\_\_\_\_

Description of Project: \_\_\_\_\_

Amount Requested: \$ \_\_\_\_\_ Minimum Balance: \$ \_\_\_\_\_

The Town of Amenia \_\_\_\_\_ Board is currently reviewing your application for \_\_\_\_\_ . This Board is requesting that you place in escrow sufficient funds to be used to defray reasonable costs incurred by the Town for professional services and inspections required throughout the entire review process, as authorized by the Town Code of the Town of Amenia.

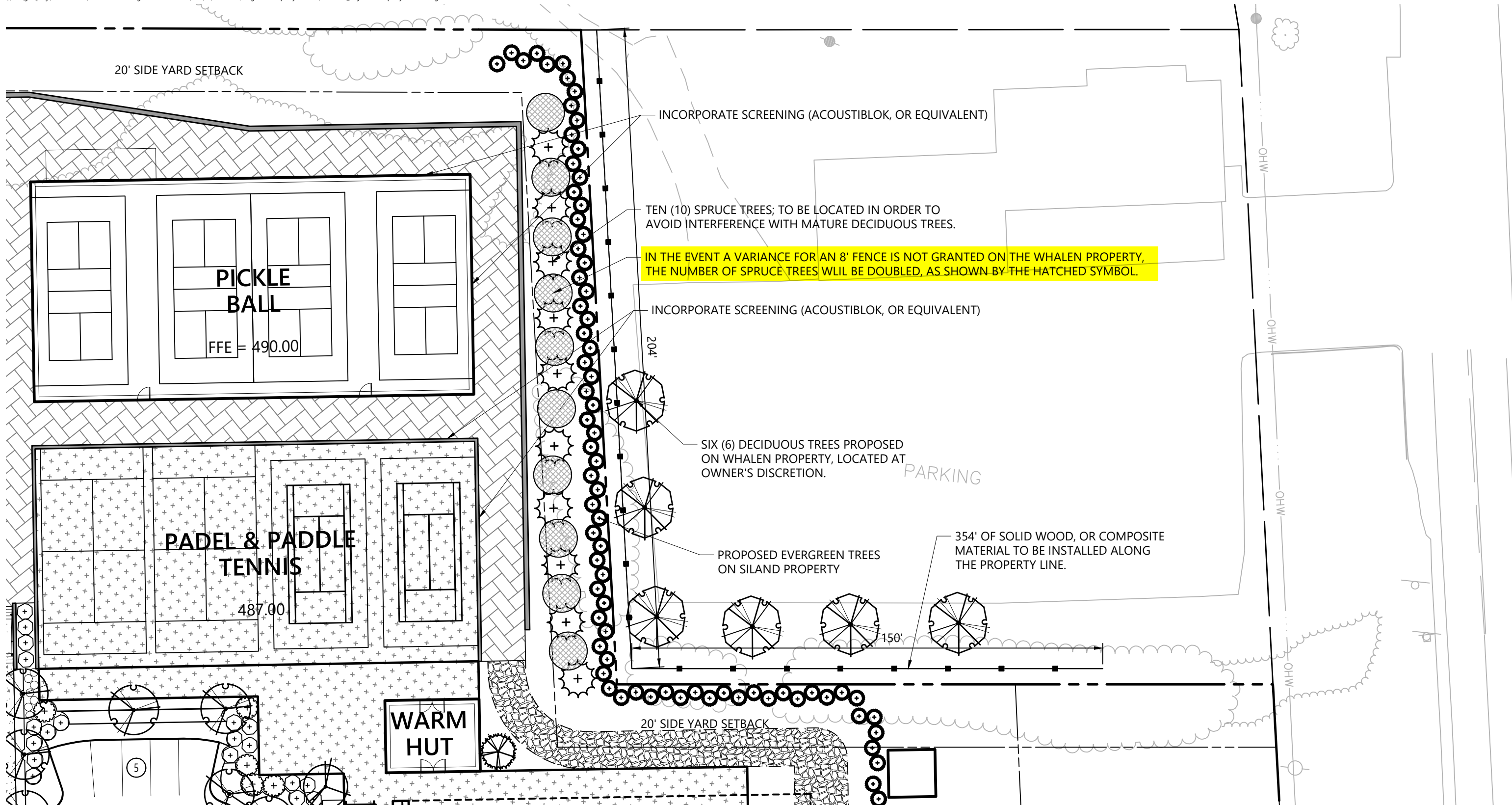
Based on estimated review costs, you are requested to deposit \$2500.00 in the escrow account. Should the balance of this account fall below \$500.00, you will be notified and requested to replenish the account to the requested amount.

The escrow account does not provide for the other development, application and filing fees set forth in the Town of Amenia Town Code and Schedule of Fees. The applicant must make timely, direct payment of those other fees as a prerequisite to continued review of the application.

All parties agree to the terms and conditions stated herein.

Town of Amenia \_\_\_\_\_ Board

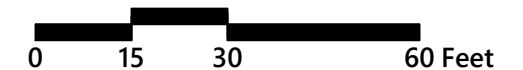
Applicant \_\_\_\_\_



# Proposed Improvements for Adjacent Property

## Siland Recreation Facility

4651 Route 22, Town of Amenia, Dutchess County, New York





Google Earth

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**Existing Adjacent Property**



Google Earth

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**Proposed Adjacent Property**



**Existing Adjacent Property**



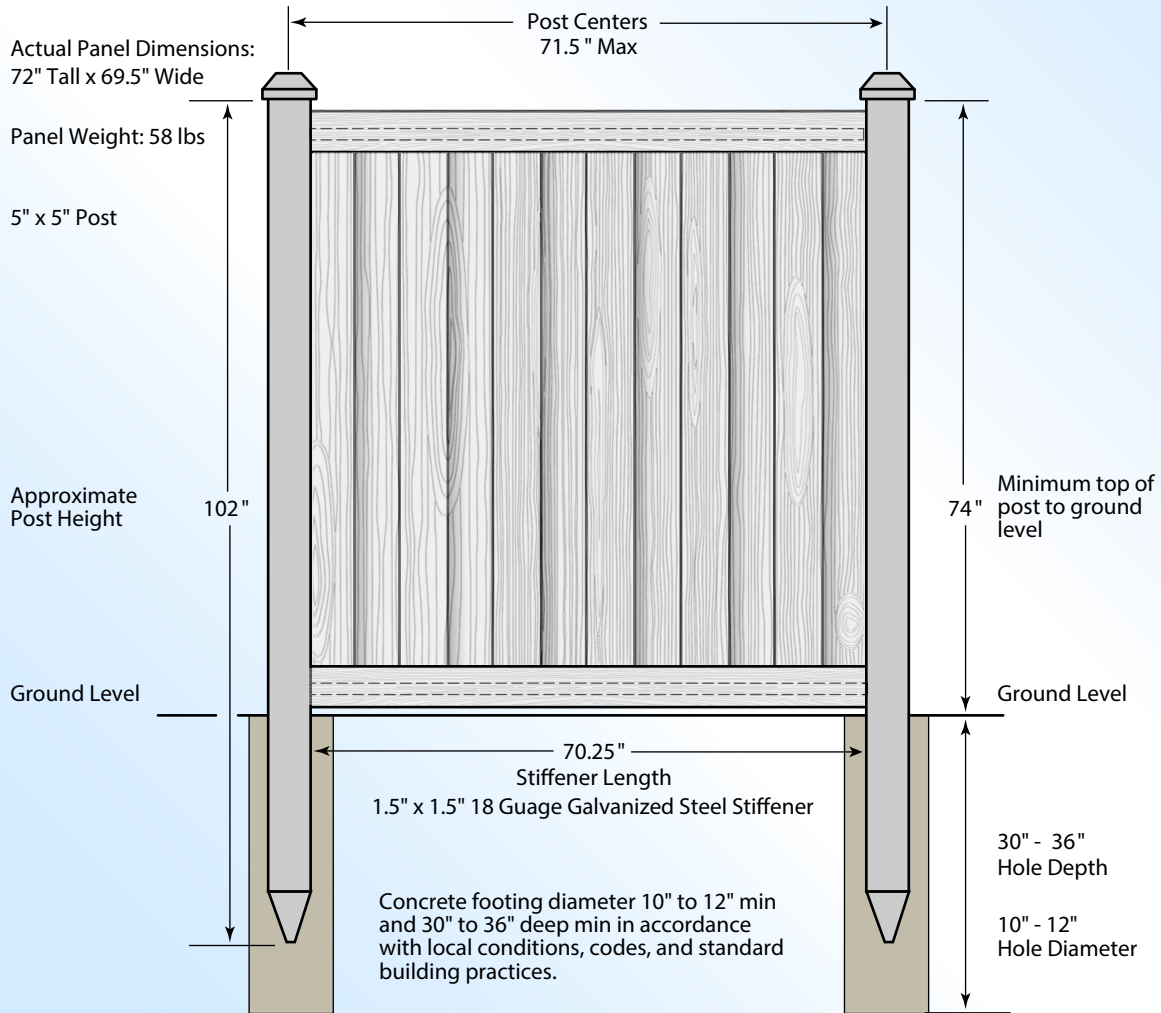
**Proposed Adjacent Property**



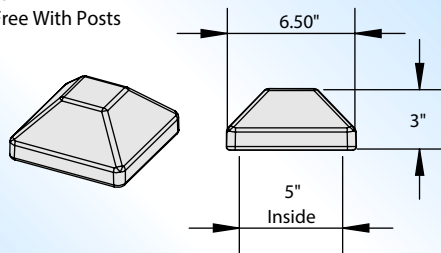
VINYL FENCE WHOLESALER

### Technical Specifications - Ashland Privacy Fence

6' Tall x 6' Wide Sections

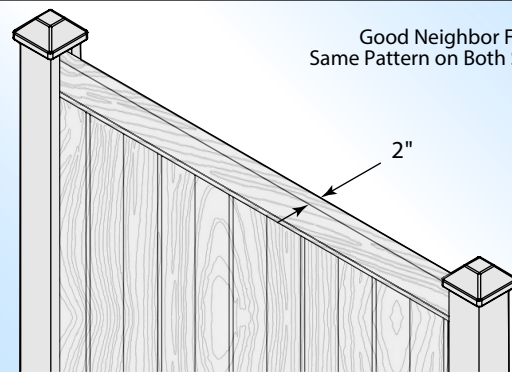


Post Cap Details  
Caps Included Free With Posts



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Phone: (507) 206-4154 - Website: [www.vinylfenceanddeck.com](http://www.vinylfenceanddeck.com)

Good Neighbor Fence  
Same Pattern on Both Sides



Model #: WP72X72

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Date: May 1, 2015

Scale: not to scale

REV: A Gleason

Sheet 1 of 1

U.S. Patents: 7,478,797 / 7,635,114 Foreign Patents Pending



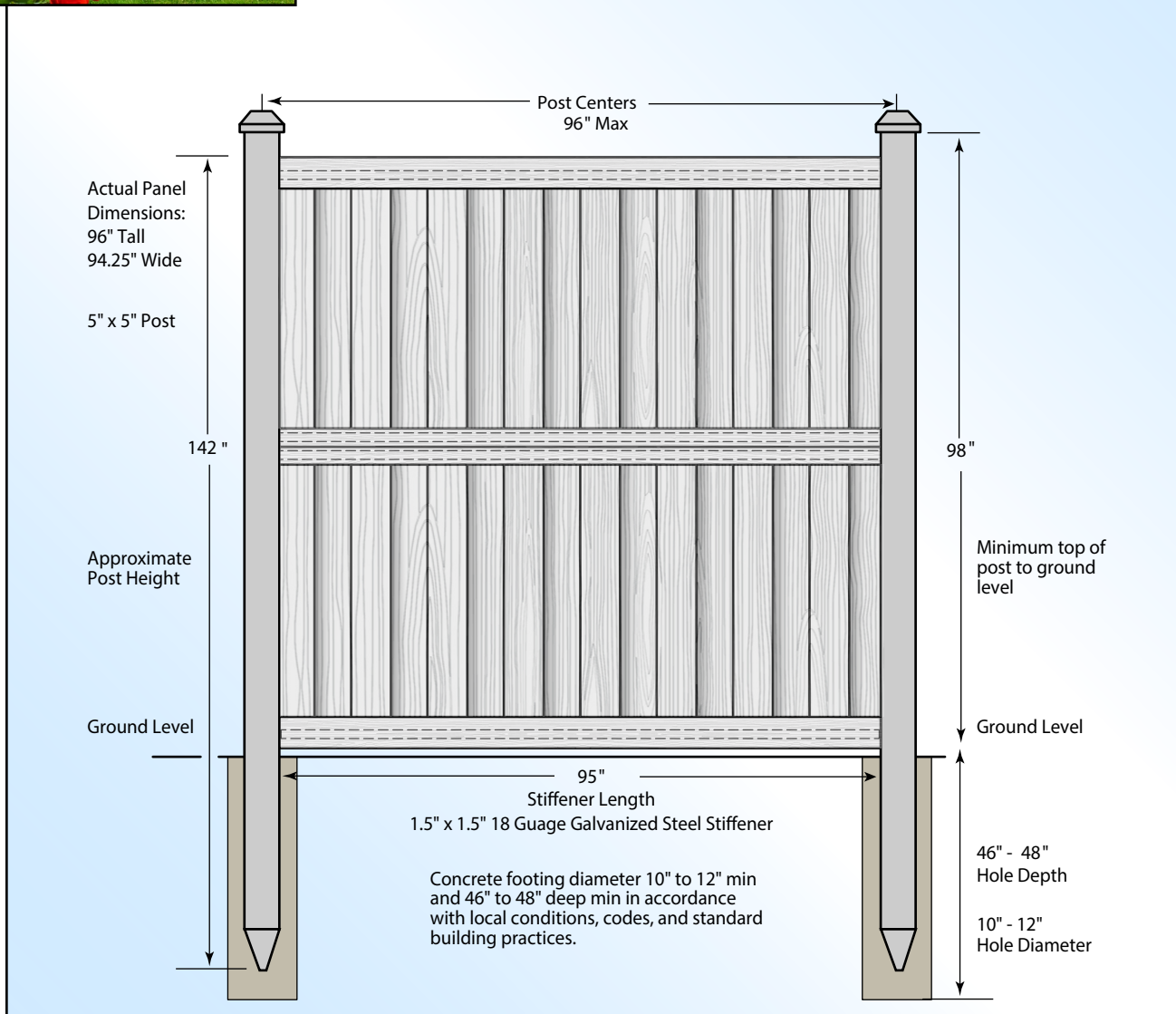
Website: [www.vinylfenceanddeck.com](http://www.vinylfenceanddeck.com)  
Phone: (507) 206-4154



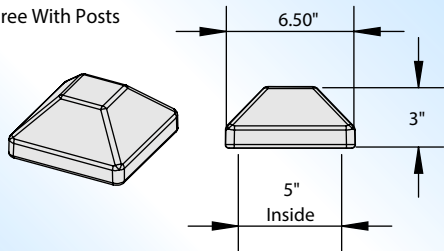
VINYL FENCE WHOLESALER

## Technical Specifications - Ashland Privacy Fence

8' Tall x 8' Wide Sections

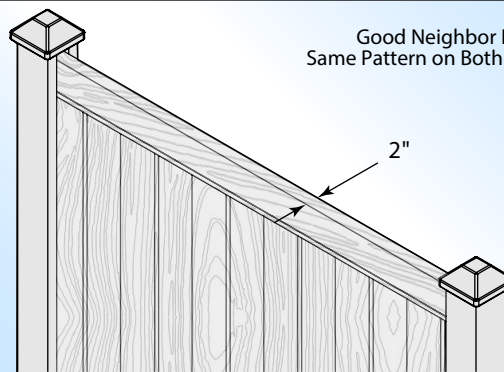


Post Cap Details  
Caps Included Free With Posts



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Sheet 1 of 1

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Website: [www.vinylfenceanddeck.com](http://www.vinylfenceanddeck.com)  
Phone: (507) 206-4154

# Fencing Color Options



Ashland Walnut Brown



Ashland Nantucket Gray



Ashland Red Cedar



Ashland Black Oak

## Whalen Agreement & Supporting Documents



Mr. Robert Whalen

Whalen Leasing

Route 22, NY 12501

March 8, 2022

Mr. Whalen,

The following is intended to formalize our understanding/agreement discussed on December 14, 2021 through March 7, 2022 (via phone) with you and your family regarding screening and sound attenuation associated with proposed Siland Recreation facility.

The following points were agreed to during the site visit:

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Please see the attached graphic for further delineation/clarification of the above noted points.

Please acknowledge via email if the above items are consistent with our initial discussions and satisfy your concerns regarding sound attenuation and aesthetic concerns.

Sincerely,

Siland Commercial Property, LLC

**From:** Patrick O'Leary  
**Sent:** Tuesday, March 8, 2022 1:53 PM  
**To:** Emma Brewer  
**Subject:** FW: [External] Re: Updated Fence Graphic

**Patrick N. O'Leary**  
Senior Principal

P 860.807.4301  
[www.vhb.com](http://www.vhb.com)

---

**From:** Bob Whalen <[spamcan39@aol.com](mailto:spamcan39@aol.com)>  
**Sent:** Tuesday, March 8, 2022 9:23 AM  
**To:** Patrick O'Leary <[poleary@VHB.com](mailto:poleary@VHB.com)>  
**Subject:** [External] Re: Updated Fence Graphic

Hi Patrick, My family and I have reviewed your proposed agreement plan and feel that you have addressed our concerns to date. Moving forward I think we can work together to iron out the little details of implementing the tree and fence installation. The fence color I prefer is either the red cedar or walnut brown. Bob

-----Original Message-----  
From: Patrick O'Leary <[poleary@VHB.com](mailto:poleary@VHB.com)>  
To: [spamcan39@aol.com](mailto:spamcan39@aol.com) <[spamcan39@aol.com](mailto:spamcan39@aol.com)>  
Sent: Fri, Mar 4, 2022 10:41 am  
Subject: Updated Fence Graphic

Bob,

Enclosed is the updated fence Graphic and a copy of the latest agreement

Do you agree with the color?

Thnx

**Patrick N. O'Leary, PE**  
Senior Principal

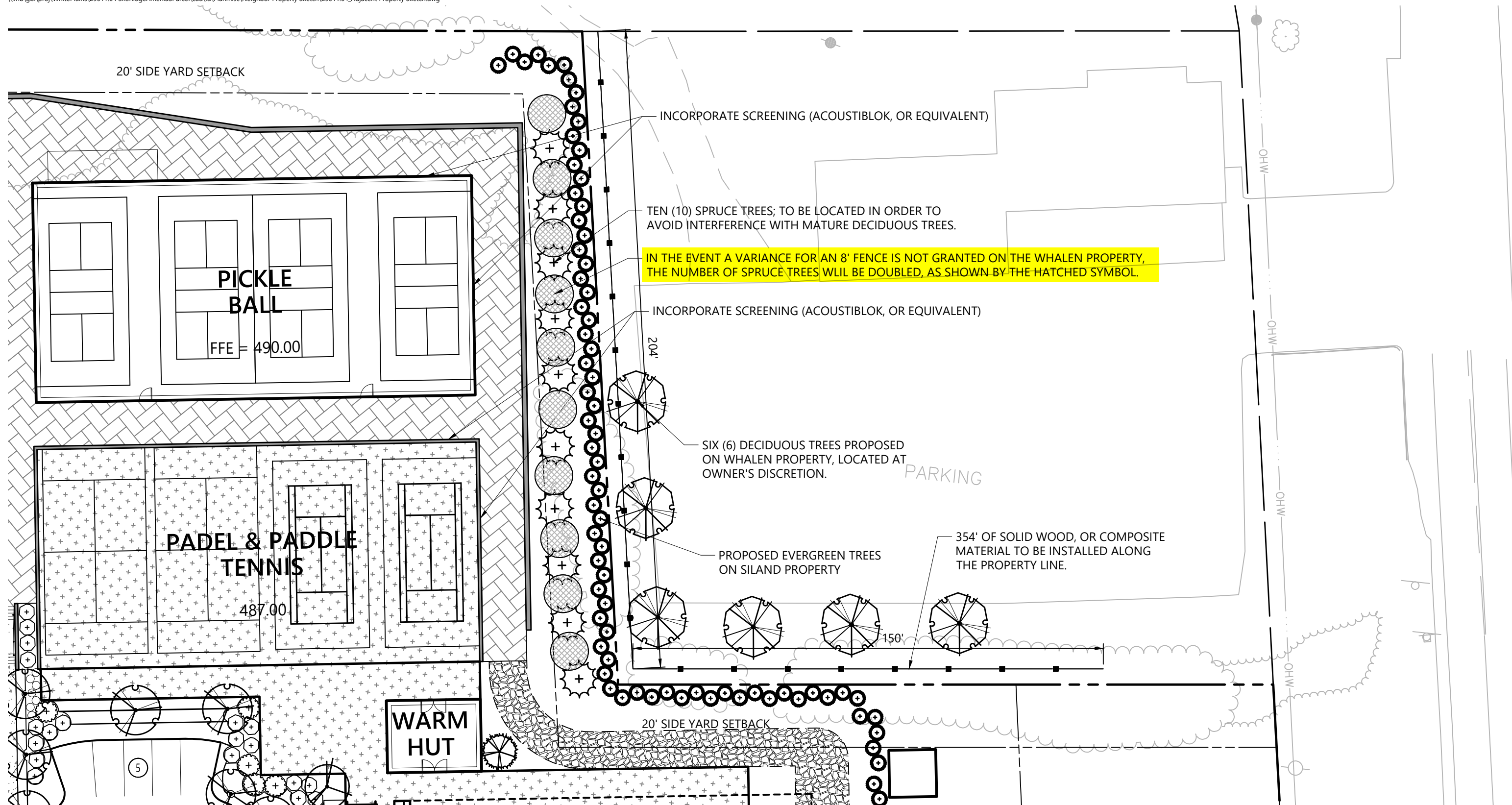


100 Motor Parkway  
Suite 350  
Hauppauge, NY 11788-5120  
P 860.807.4301 | M 860.428.6615 | F 631.813.2545  
[poleary@vhb.com](mailto:poleary@vhb.com)

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VHB Viewpoints  
Explore trends and critical issues with our thought leaders.

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# Proposed Improvements for Adjacent Property

## Siland Recreation Facility

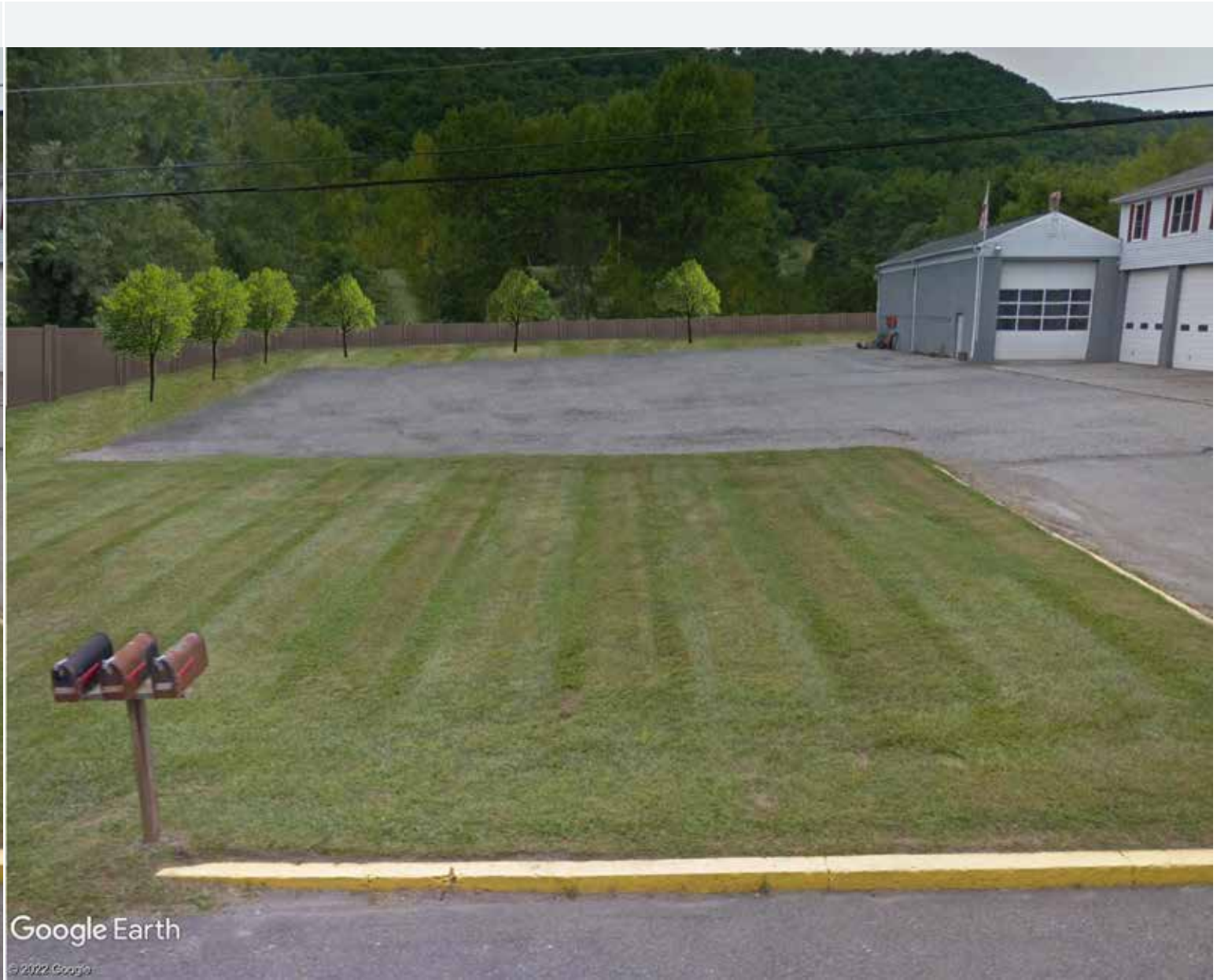
4651 Route 22, Town of Amenia, Dutchess County, New York





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**Existing Adjacent Property**



Google Earth  
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**Proposed Adjacent Property**



**Existing Adjacent Property**



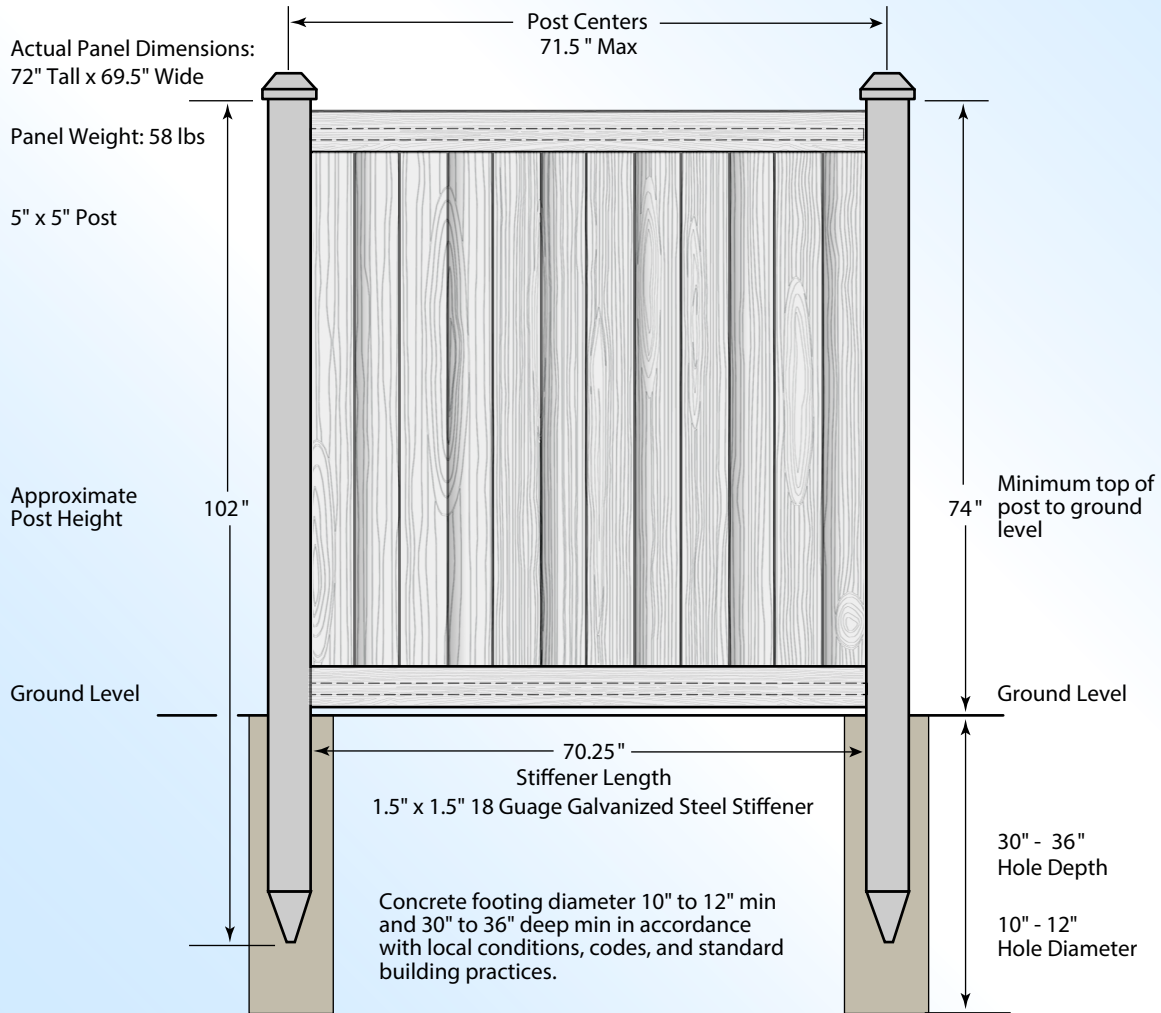
**Proposed Adjacent Property**



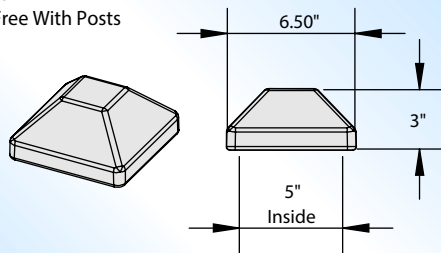
VINYL FENCE WHOLESALER

### Technical Specifications - Ashland Privacy Fence

6' Tall x 6' Wide Sections

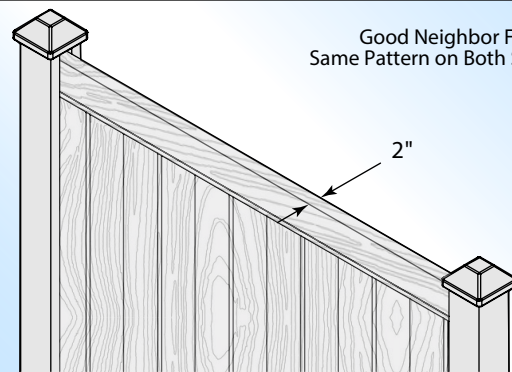


Post Cap Details  
Caps Included Free With Posts



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Good Neighbor Fence  
Same Pattern on Both Sides



Model #: WP72X72

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Date: May 1, 2015

Scale: not to scale

REV: A Gleason

Sheet 1 of 1

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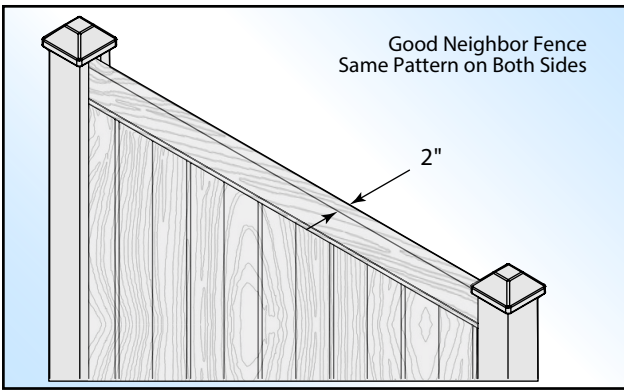
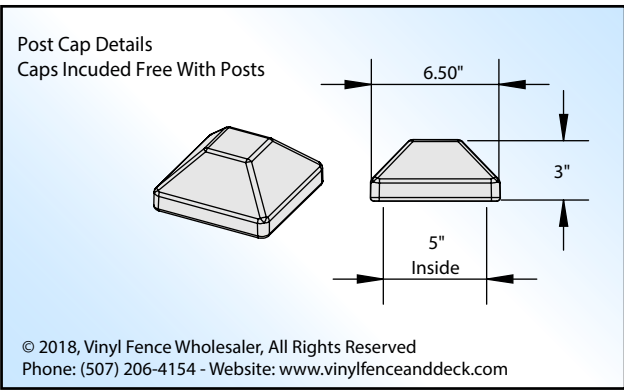
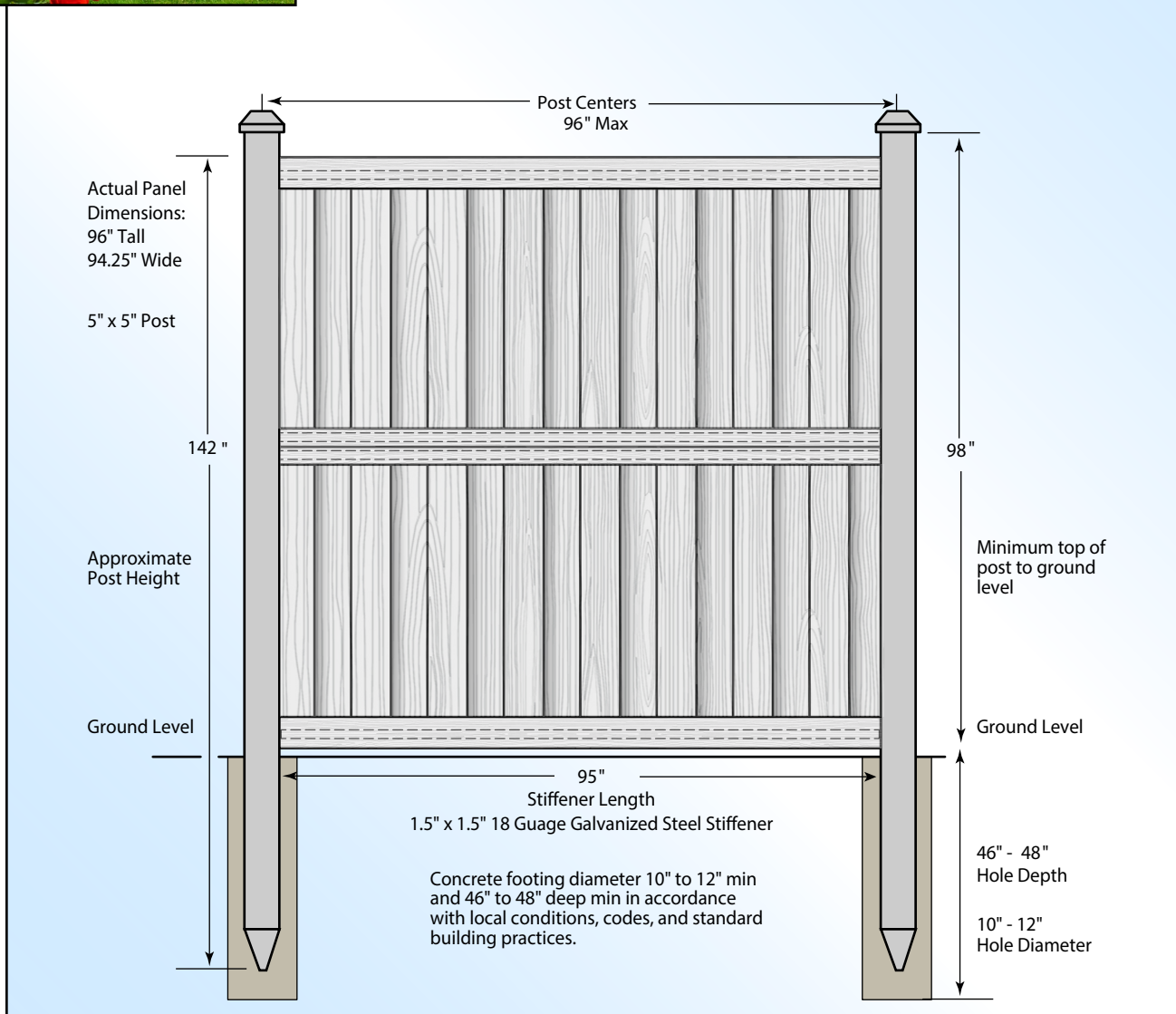
Website: [www.vinylfenceanddeck.com](http://www.vinylfenceanddeck.com)  
Phone: (507) 206-4154




VINYL FENCE WHOLESALER

### Technical Specifications - Ashland Privacy Fence

8' Tall x 8' Wide Sections



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Date: May 1, 2015	Scale: not to scale	REV: A Gleason	
Sheet 1 of 1	U.S. Patents: 7,478,797 / 7,635,114 Foreign Patents Pending		

# Fencing Color Options



Ashland Walnut Brown



Ashland Nantucket Gray



Ashland Red Cedar



Ashland Black Oak



**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**

**Division of Water, Bureau of Water Permits**

625 Broadway, Albany, New York 12233-3505

P: (518) 402-8111 F: (518) 402-9029

www.dec.ny.gov

6/13/2022

Siland Commercial Property LLC  
Juan Torres  
14605 N 73rd Street  
Scottsdale, Arizona 85260

**RE: ACKNOWLEDGMENT of NOTICE OF INTENT for  
Coverage Under SPDES General Permit for  
Storm Water Discharges from CONSTRUCTION  
ACTIVITY – General Permit No. GP-0-20-001**

Dear Prospective Permittee:

This is to acknowledge that the New York State Department of Environmental Conservation (Department) has received a complete Notice of Intent (NOI) for coverage under General Permit No. GP-0-20-001 for the construction activities located at:

**Proposed Recreation Facility  
4391 Route 22  
Town of Amenia, NY 12501**

County: **DUTCHESS**

Pursuant to Environmental Conservation Law (ECL) Article 17, Titles 7 and 8, and ECL Article 70, discharges in accordance with GP-0-20-001 from the above construction site will be authorized **5** business days from **6/9/2022**, which is the date we received your final NOI, unless notified differently by the Department.

The permit identification number for this site is: **NYR11J830**. Be sure to include this permit identification number on any forms or correspondence you send us. When coverage under the permit is no longer needed, you must submit a Notice of Termination to the Department.

This authorization is conditioned upon the following:

1. The information submitted in the NOI received by the Department on **6/9/2022** is accurate and complete.
2. You have developed a Stormwater Pollution Prevention Plan (SWPPP) that complies with GP-0-20-001 which must be implemented as the first element of construction at the above-noted construction site.
3. Activities related to the above construction site comply with all other requirements of GP-0-20-001.

**4. Payment of the annual \$110 regulatory fee, which is billed separately by the Department in the late fall. The regulatory fee covers a period of one calendar year. In addition, since September 1, 2004, construction stormwater permittees have been assessed an initial authorization fee which is now \$110 per acre of land disturbed and \$675 per acre of future impervious area. The initial authorization fee covers the duration of the authorized disturbance.**

5. When applicable, project review pursuant to the State Environmental Quality Review Act (SEQRA) has been satisfied.

6. You have obtained all necessary Uniform Procedures Act (UPA) permits. You should check with your Regional Permit Administrator for further information.

**\*Note: Construction activities cannot commence until project review pursuant to SEQRA has been satisfied, when SEQRA is applicable; and, where required, all necessary Department permits subject to the UPA have been obtained.**

**7. Before disturbing greater than 5 acres of soil at any one time, you have obtained approval from our regional office. You should contact the regional office listed below to have your construction sequencing plan reviewed.**

Natalie Browne  
NYS Department of Environmental Conservation - Region: 3  
100 Hillside Avenue, Suite 1W  
White Plains, NY 10603-2860

Please be advised that the Department may request a copy of your SWPPP for review.

Should you have any questions regarding any aspect of the requirements specified in GP-0-20-001, please contact Dave Gasper at (518) 402-8114.

Sincerely,



David Gasper  
Environmental Engineer

cc: RWE - 3  
SWPPP Preparer  
VHB Engineering, Surveying, Landscape Architecture and Geology, PC  
O'Leary Patrick  
50 Main Street, Suite 360  
White Plains, New York 10606

# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

### **Instructions for Completing**

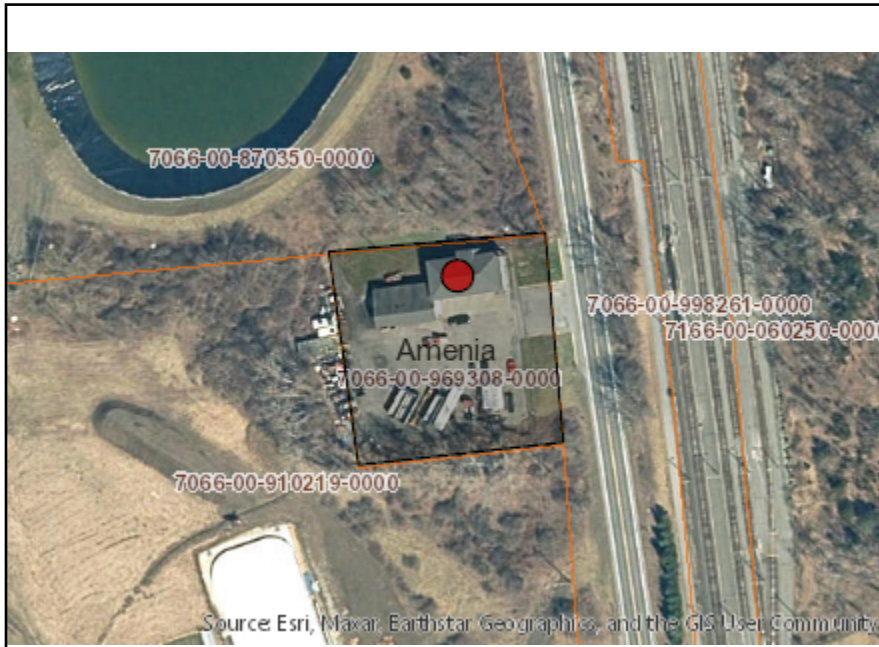
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5.     Urban           Rural (non-agriculture)           Industrial           Commercial           Residential (suburban)			
<input type="checkbox"/> Forest     Agriculture                           Aquatic           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 type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input 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 type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input 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?  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?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input 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?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

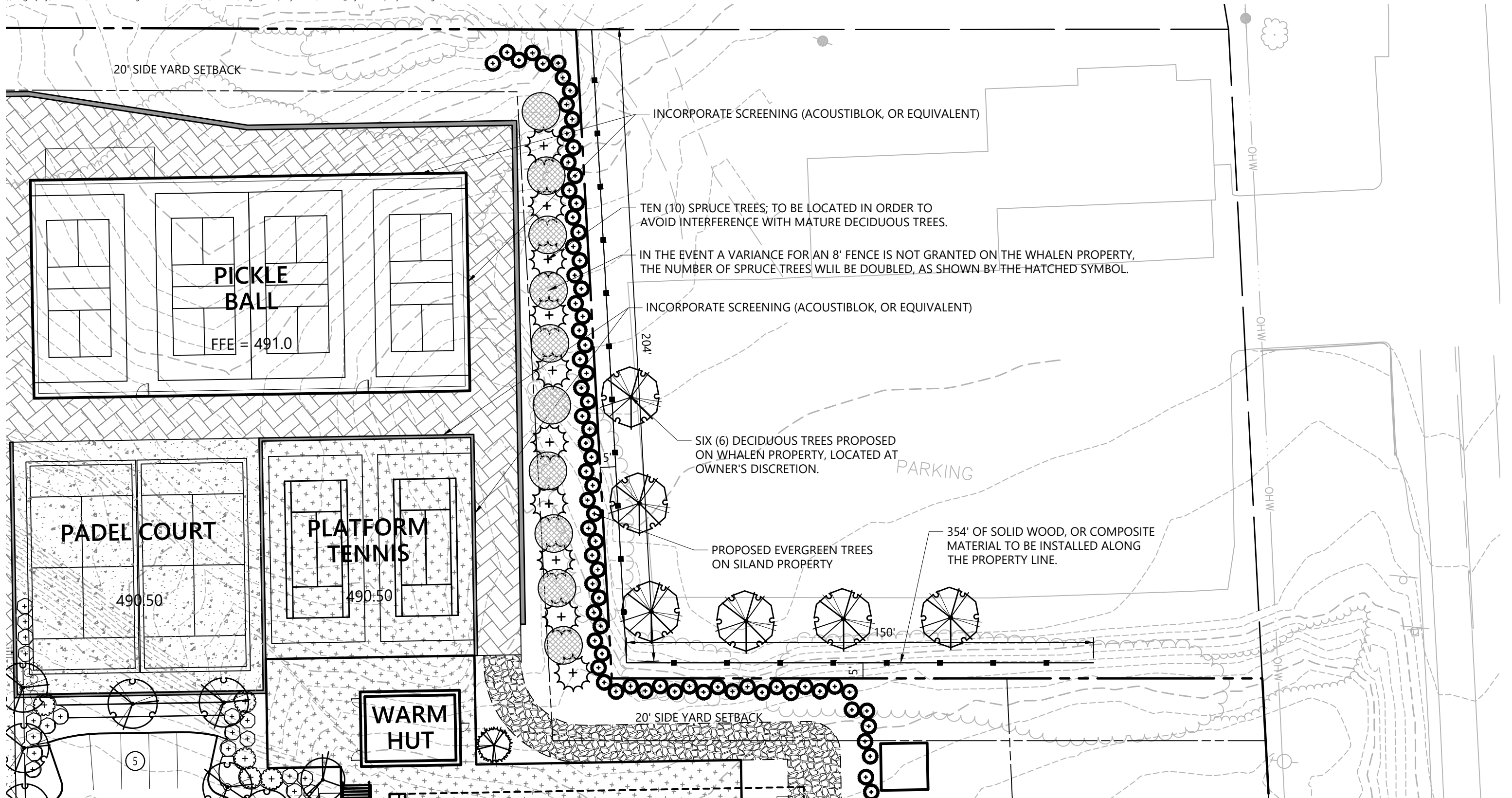
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest    Agricultural/grasslands    Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> 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	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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 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 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 type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: _____ Date: _____ Signature: <u>P.W. O'Leary</u> Title: _____		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



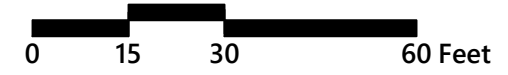
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Timber Rattlesnake
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

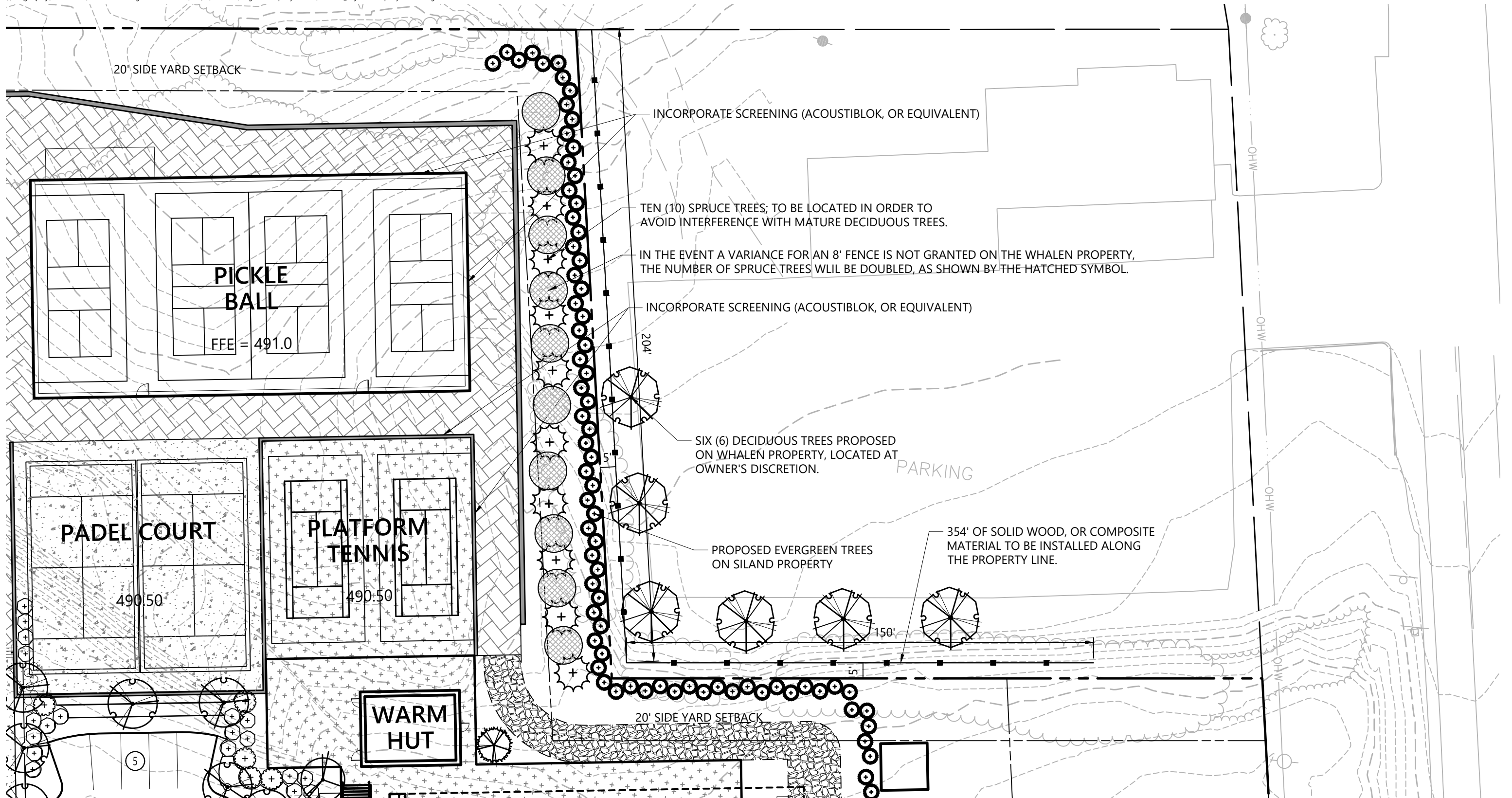


# Proposed Improvements for Adjacent Property

## Siland Recreation Facility

4651 Route 22, Town of Amenia, Dutchess County, New York





# Proposed Improvements for Adjacent Property

## Siland Recreation Facility

4651 Route 22, Town of Amenia, Dutchess County, New York

