



TOWN OF AMENIA

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

PLANNING BOARD MEETING WEDNESDAY, JANUARY 26, 2022 7:00 P.M. – VIA ZOOM

Pursuant to the legislation issued by Governor Hochul, and due to the public health and safety concerns associated with the COVID-19 virus, the Zoning Board of Appeals will be conducting the January 10, 2022 meeting commencing at 7:00 pm for A Public Hearing on the Wassaic Fire Company Site Plan Application and Lot Line Change Application. Please contact Judy Westfall at jwestfall@ameniany.gov for an invitation to sign in to this meeting VIA ZOOM. You can also call 845-373-8860 X 122.

Regular Meeting :

- 1. Public Hearing : SILAND RECREATIONAL FACILITY – Site Plan**
- 2. Public Hearing: Wassaic Fire Co. (Continuation) Site Plan Only -27
Firehouse Road – Wassaic, NY**
- 3. Public Hearing: Amenia Fire Co. – Site Plan Approval New Truck garage**

Regular Meeting:

- 1. SL Keane Stud Subdivision – Sketch Plan – Revisions**
- 2. Troutbeck – Adaptive Re Use Plan – Revisions**

OTHER MATTERS: Minutes from 1-12-22 Meeting

Join Zoom Meeting

Topic: Judy Westfall's Zoom Meeting

Time: Jan 26, 2022 06:45 PM Eastern Time (US and Canada)

Zoom Meeting

<https://us06web.zoom.us/j/8767393389?pwd=TzdnMXlCR0ZwSVRDZ0pYaHM4Sk9yQT09>

Meeting ID: 876 739 3389

Passcode: 051960



TOWN OF AMENIA

4988 Route 22, AMENIA, NY 12501
(845) 373-8118, Ext. 122-124 Fax (845) 789-1132

PLANNING BOARD MEETING WEDNESDAY, January 26, 2022 VIA ZOOM

PRESENT VIA ZOOM: Robert Boyles, Jr, Chairman
Walter Brett
Matt Deister
John Stefanopoulos
Nina Peek

ABSENT: Tony Robustelli
Neal Kusnetz

OTHERS PRESENT - John Andrews – Town PB Engineer
VIA ZOOM: Dave Everett – Town Planning Board Attorney
Rich Rennia – Engineer for Wassaic Firehouse
Patrick O’Leary- SILAND
Rich Rennia and Peter Sander– Engineers
David Rosenberg – Wassaic Fire Co (Applicant)
Rich Howard, Aaron Howard, Jr, Aaron Howard, Sr.
Mary Maillet
Stacy Mantel

The meeting was held VIA ZOOM with Chairman Rob Boyles and Secretary Judy Westfall at Town Hall in the Planning/Zoning Secretary’s Office. A total of 24 participants were on ZOOM. Chairman Boyles announced the Opening of the meeting at 7:00pm. The Pledge of Allegiance was recited and the exits were announced in case of emergency.

SILAND RECREATIONAL FACILITY

Chairman Boyles asked for a motion to open the Public Hearing. Motion was made and carried. Patrick O'Leary shared his screen to show the board and public the most recent revisions.

Revisions included:

- A memo was created to show the 6 roads that were proposed in the plan
- The shared roads with Silo and HVLC as well as easements with the SILO Water facilities. Need easements and agreements
- An operating memo will be necessary before a Building Permit can be issued
- This will be necessary prior to any resolution per D.C. referral statement
- There will be no food services on the premises
- Meetings with the neighbors (Whalens) took place to discuss and finalize issues with noise and aesthetics with the site for impacts on sound etc. They took no issues with the revisions as listed
- After berms and landscaping are installed to lessen the impact, if noise is still an issue, a complaint will need to be filed with the Zoning Administrator
- An 8 foot high fence will be provided from SILAND and maintained by them
- Trees and shrubs will be provided by Whalens and maintained by them
- The fence will need a variance from the ZBA – the board(s) will have the say as to what color the fence will be. Patrick was asked to get samples for the board to see.

John Andrews says that no SEQRA determination has been made yet. Authorization is needed from the Planning Board to provide the necessary documentation. There is information missing on the fence for the high line cross section and a view for them on the Plan Set. This must be addressed and put into the plans.

Dave Everett noted that the ZBA has been notified that a referral is needed for an Special Use Permit and that the meeting is scheduled for Monday, February 14th at 7pm.

Chairman Boyles asked for public comment. Bob Whalen spoke about the changes and that he and his family is all in favor of the fence and trees to act as buffers to the noise impact to their property. There was no other public comment. Board comments included Nina asking for a walkthrough photometric plan also showing exterior lighting for evening events on playing fields, i.e. outdoor baseball, basketball, outdoor ice rink, etc. Patrick says all events and lighting will adhere to the "night sky". There will be no night time events...this is not on the plans at all. He will confirm that there is no lighting

on any of the ball fields as well. There is still concern about parking spaces on the premises vs. how many cars will be there for uses at the same time. If there is a "Public Gathering" event, there may be as many as 350 people per the permit use law. How will this be handled if there are only 75 parking spaces? There are many issues to take into consideration here; internal controls for town and civic group usage...for an amended approval? A specific number should be listed to attend facility at one time at a maximum of 75 cars only. Patrick says for SILO residents, they would be asked to use golf carts which would be parked in the lanes and in open spaces other than "parking spaces". He emphasized it is not a "commercial" facility. It is private. The parking as described here needs to be documented and explicitly clear in the operational section of the plans and it is a key piece and element of the approval from the Planning Board.

The fence will be on the Whalen's property and will be maintained by SILAND and the trees will also be on the Whalen's property but maintained by the Whalens. Dave says that they should be documented on the easement paperwork. Either a license or easement agreement is needed as long as it is recorded and non-revocable. Patrick says that it can be reviewed as a condition of approval prior to issuance of a building permit. Motion was made by M. Deister and seconded and carried by J. Stefanopoulos to close the public hearing. Walter would still like to see the public being allowed use of the facility 1 day / week. Patrick says that this facility is proposed and being developed to lease back to the SILO HOA or entity for their use. It would be only for use by not for profits other than SILO residents. It would change the entire character, everything including parking, traffic, etc. Dave recommends that since SILAND is already scheduled for the referral for SUP from the ZBA that he could also ask for the variance at the same meeting. Patrick says the variance application would need to come from the Whalens because it is their property that they are requesting it from NOT Siland's. They developed a contingency to the variance which will be ongoing over the next few months, he is hoping to double the number of spruce trees and that would not have an impact on the site plan approval or special use permit. Next visit to the Panning Board will take place after the ZBA Meeting on February 14th.

WASSAIC FIRE COMPANY - REVISIONS

Chairman Boyles asks member Matt Deister to be acting chairman so he can recuse himself from this portion of the meeting as he is in conflict because of

membership in the Wassaic Fire Co. Matt announces the continuation of the Public Hearing for The Wassaic Fire Co. Rich Rennie describes the continuation which is the Site Plan portion of the application. The site plan describes an addition to Truck storage, new parking trend, location of a new septic system and a the easement. The revisions show storm water drainage and runoff into trench drains and dry wells that collect the water.

John speaks about a few issues in his comment memo. The easement is the major one. Still needed are:

- * Floodplain development permit
- * Landscaping Plan – 3 Trees?? Defer to Planning Board
- * Is the “community service” a “charitable or “municipal” use?
- * Is this in the HPO? Different requirements and documents are required
- * Is the drainage across Firehouse going to be eliminated during peak flooding?
- * Matt questions Fire CO. vs. Fire District and municipal vs. charitable
John says that it is resolvable
- * the addition must comply with floodplain standards,
- * Area variance to be applied for proposed building footprint to exceed 1,000 square feet.

Rob Boyles asks to speak as a member of the public. He has concerns because he has lived across the street from the fire house for his entire life and has always seen flooding in this area during severe flooding conditions. So much about the site is remaining the same and what will the trench drains really do in severe conditions? Rich says he raised up the building by 2 feet in the proposal to accommodate for the building flooding conditions. A backflow check flow valve was suggested as a possible solution. Walter is also concerned that there is not adequate proof that the water will drain off properly in the proposal. Because of the matter involving the “use” and the HPO architectural review a resolution for the Site Plan approval could not be issued until documentation and referral from the ZBA is granted. A motion was made by N. Peek, seconded by W. Brett and carried to close the Public Hearing. Dave Everett says that Fire Houses don’t have to go through these processes. It is really up to the Planning Board to determine whether or not a resolution is adopted for the project. N. Peek would like to also see elevations of the proposed building before a resolution to the Site Plan is adopted. Matt suggests that we leave the discussion for more revisions until the next meeting on February 9th.

AMENIA FIRE COMPANY –NEW TRUCK GARAGE SITE PLAN

Rich Rennia shows the plans with the parking that encompasses the area owned on the west by Outback Storage and that on the east by Judge Manning for any overflow parking during events such as Barbecues or Breakfasts. Dave says to get that in writing and inserted into the notes on the plans.

Rich says his office received the documentation from SHPO this week and it will be included in the next revision. John says that he is waiting on documentation for SEQRA. Several items are needed as well as items from NYSDEC. An illuminated sign has been requested in the proposal. Town of Amenia Zoning does not allow them. Mike Segelken, CEO will have to make a written decision and why or why not. There was no public comment. Board comment included Nina's question about parking. Why was so much parking needed? The parking (extra) shown with the revisions is for events only. The sign will need to be addressed at a future meeting. A motion was made by W. Brett, seconded by N. Peek and carried to close the Public Hearing. They will resubmit for the next meeting with more information.

SL KEANE STUD – Subdivision

Rich reported that he has a meeting February 4th regarding the Conservation Analysis and updates on SEQRA. He will be providing the outcome in his next revision.

TROUTBECK – ADAPTIVE REUSE – Revisions

Rich included a revised landscape section with these revisions which also included a lighting proposal and plan for small lights and path lighting. Other items discussed were the Historic Preservation Analysis and Conservation Analysis. John says many of his previous comments have been addressed. Dave says that the findings have been drafted and can now be finalized and sent to the board. They will show all septic systems, conservation area(s) as well as pathways, etc. Rich says he is making progress with a conservation partner who will hold an easement and wants it contiguous with the roads. Their name is Housatonic Valley Association. They would still like to expand some text in the document that will be provided. Nina would like a better picture like submitted in the December 1st submission on the landscaping using different coloring etc. The Board will look at the most recent submission to discuss at the next meeting on

Feb. 9th. Dave says he will share a draft resolution with Rich before the next meeting.

A motion was made by W. Brett, seconded by M. Deister and carried to approve the Planning Board Minutes from the Meeting held VIA ZOOM on January 12, 2022.

In Other Matters Nina Peek discussed the necessity of posting items to the Town's Website. She asked Chairman Boyles to look into the possibilities of someone to be trained to do it. Mr. Boyles agreed to pursue the possibilities.

A motion was made by M. Deister, seconded by W. Brett and carried to adjourn the meeting at 9:00 pm. The next meeting is February 9, 2022 at 7pm In-Person at Town Hall.

Respectfully submitted



Judith Westfall

Planning Board Secretary