



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, FEBRUARY 9, 2022 7:00 P.M. – IN-PERSON

Regular Meeting :

- 1. Public Hearing :(Continued)Wassaic Fire Co. - Revisions
Site Plan Only -27 Firehouse Road – Wassaic, NY**
- 2. Public Hearing: (Continued) Amenia Fire Co. – Site Plan Approval
New Truck Garage 26 Mechanic Street**
- 3. Troutbeck – Adaptive Re Use Plan – Revisions**

**OTHER MATTERS: Minutes from 1-26-22 Meeting
Posting to Town Website**



TOWN OF AMENIA

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

PLANNING BOARD MEETING WEDNESDAY, FEBRUARY 9, 2022 IN-PERSON AT TOWN HALL 2ND FLOOR MEETING ROOM

PRESENT: Robert Boyles, Jr, Chairman
Matt Deister
John Stefanopoulos(late- arrived at 7:35pm)
Nina Peek
Tony Robustelli

ABSENT: Walter Brett
Neal Kusnetz

OTHERS PRESENT - John Andrews – Town PB Engineer
Dave Everett – Town Planning Board Attorney
Rich Rennia and Peter Sander– Engineers
Rich Howard, Aaron Howard,Jr, - Amenia Fire CO

The meeting was held IN-PERSON at Town Hall. Chairman Robert Boyles, Jr. opened the meeting with all those present Reciting the Pledge of Allegiance at 7pm. The exits were announced in case of emergency.

The order of agenda items was changed to allow time for another board member to get to the meeting. (Short for a quorum if one person recuses). Troutbeck was the first item.

TROUTBECK

Matt Deister reported that Anthony Champalimaud, owner has made an appointment to make a presentation for both fire departments about the proposals, both short and long term, for the property at Troutbeck, sometime in March. All commitments that are made between the Fire Companies and Anthony should be put in writing and signed both parties and a copy filed with the secretary of

the Planning Board. The Planning Board has asked John Andrews to attend the meeting also. A motion was made by M. Deister, seconded by T. Robustelli and carried to allow John Andrews to attend the meeting of Fire Companies so that a documented version will be supplied for the file. Rich says there have been some last minute tweaks to the application for revision that clearly spell out why there are conservation areas and what they entail. The revisions show where the septic systems will be in the plan as well. A draft of the Conservation Findings has been written with the assistance of John Andrews and Dave Everett for submission. N.Peek asked what are they seeking in their application? Rich replied by stating that it is an Adaptive Reuse Plan that will take several phases to complete. Many things have to happen before the adaptive reuse. Nina wants to know the numbers of buildings that are there now and the numbers that are proposed etc. The plan is that while they are working in one area, they will not close down another area or the rest of Troutbeck. The plan is for a Hotel with 117 units and 6 staff apartments, basically the same use that it is now. The new plan allows for more lodging (that which is missing now). Nina was confused with all the paperwork that has been submitted and there were different numbers on the site plan from the EAF etc. John discusses the Adaptive Reuse Plan. This will encompass the Historic Preservation Plan, the Conservation Analysis and then when all of that is complete and the findings are in to the board and the applicant fine tunes the proposal to make sure it states what it should which then becomes the site plan from which the SEQRA is done. The Board now needs to look at the Conservation Findings to approve or not or make changes to and comment on them. The next step will be to start the SEQRA Process. The board will also have to comment or change anything related to the adaptive reuse plan. Then the circulation of documents can begin. A referral will have to come from Dutchess County Planning & Development and the ZBA, there will have to be a Public Hearing on the Special Use Permit, etc. The task at hand is to decide what to do with the draft findings prepared. Dave describes the findings by section as documented and submitted. A motion was made by T.Robustelli, seconded by M. Deister and carried with N. Peek abstaining to adopt the DRAFT Findings as presented. The next step is to update the LEAF part 1 and enhance the conservation area plans, clean up the 3 plans, site and utility plans and submit in final form the conservation findings. Then the finished product will be ready to circulate, etc. Question was asked if a traffic analysis should be done? Answer was yes. Where is the SHPO approval documentation? An application to them needs to be made. The historical buildings need to be considered by them. The board, at any later date, may want to change the Conservation Analysis or the findings when documentation comes in after circulation etc. and they can do that.

For the circulation of documents for SEQRA, the forms will be as follows: The Conservation Analysis, The Conservation Findings, The Adaptive ReUse Plan and The EAF and any Application Forms. It will be necessary to determine what SEQRA studies are going to be done. At some point the Conservation Easement will need to be seen and then submitted to the Town Board. Public Hearing is recommended NOT to happen until all documentation and studies have been completed and reviewed by the Planning board and consultants. If the board approves the Adaptive ReUse Plan, then each component plan will have to be adopted along the way. Site Plan approvals will be needed for each. (8 phases). John would like to think about the proposed plan and site plan approvals under a number of phases. More to come at next meeting.

AMENIA FIRE CO. – NEW TRUCK GARAGE (continued Public Hearing)

M. Deister recused because of conflict of interest as he is a member of the Amenia Fire Co. Rich Renna addressed the questions and comments from J. Andrews. They are waiting for an answer from NYSDEC on the wetland issue and bog turtle and endangered species. The 100' buffer to the wetlands is a critical item. J. Andrews reminds the board that there has been no determination of significance on this application yet because of waiting for DEC for the SEQRA process to begin. Also noted was that a FloodPlain Development Permit still has not been filed. John recommends that applicant brings in that application. Get paperwork to Mike and then to board to determine if they are entitled to a permit. Nina asked about type of application: Special Use Permit and Site Plan? No, it is Site Plan only. Also discussed was the adjustment being made to accommodate the base flood elevation to plus 2 feet making a ramp for both the front and rear entrance. Also discussed was the letter supplied in the submission from Judge Manning regarding parking. The letter states that his parking area can be used for parking during event parking as overflow parking when necessary. Taken off the plan was the illuminated outside sign and it will be a Building Department determination upon issuance of the Building Permit. Chairman Boyles asked for public comment. There was none. A motion was made by T. Robustelli, seconded by J. Stefanopoulos and carried to close the Public Hearing. The applicant waived the 62 Day period for the pending notification and receipt from NYSDEC. Upon notification from NYSDEC a draft Resolution for the project will be presented.

WASSAIC FIRE COMPANY – ADDITION (Continued Public Hearing)

Robert Boyles, Jr. recused himself from this portion of the meeting because of a conflict of interest due to his membership in the Wassaic Fire Co. Tony will serve as acting Chairman for this portion. Rich Renna described briefly the last submission which included the revision for the Building Elevation. The revisions on the site plan are very minor. Also, the front facade will be covered to match with the existing building. This is in general compliance with the hamlet guidelines in the HPO. It is a basic “vanilla” color with charcoal grey and a vertical siding. Tony asked for public comments. There were none. A motion was made by M. Deister, seconded by J. Stefanopoulos and carried to close the Public Hearing. Before the resolution was read, N. Peek asks about having a clause in it mentioning compliance with the HPO and the Scenic Visual Protection Overlay. Dave says the last resolved clause does indeed mention the HPO and will revise the resolution to also mention the SPO. Site Plan still reflects a variance from the ZBA which will have to be removed. Dave reads the resolved clauses to approve the draft resolution for the site plan approval. He will send the revised resolution for signing by J. Westfall and filing in the Town Clerk’s Office. Motion made by T. Robustelli, seconded by M. Deister with the revision to add the SPO in the last clause. Vote was recorded as follows for the **Resolution Approving Site Plan for the Wassaic Fire Company.**

Robert Boyles, Jr.	
Chairperson	Recused
John Stefanopoulos	Yes
Walter Brett	Absent
Neal Kusnetz	Absent
Matthew Deister	Yes
Nina Peek	Yes
Anthony Robustelli	Yes

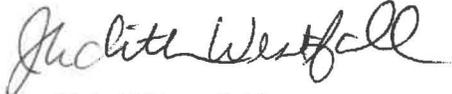
Nina brought up a couple of items in the minutes to be corrected. Change the bullet about the trees and shrubs to SILAND will buy them and they are maintained by the Whalens. And the application for the variance for the fence should be signed by the Whalens to authorize SILAND to act on their behalf with the ZBA.

A motion was made by M. Deister, seconded by J. Stefanopoulos and carried to approve the Planning Board Minutes from the Meeting held VIA ZOOM on January 26, 2022 as amended.

A motion was made by R. Boyles, Jr., seconded by T. Robustelli to adjourn the meeting at 8:15 pm

The next meeting is February 23, 2022 at 7pm In-Person at Town Hall.

Respectfully submitted

A handwritten signature in cursive script that reads "Judith Westfall".

Judith Westfall

Planning Board Secretary