



TOWN OF AMENIA

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PLANNING BOARD MEETING WEDNESDAY, JUNE 28, 2023 IN-PERSON AT TOWN HALL Upstairs Meeting Room

PRESENT: Robert Boyles, Jr.
James Walsh
Tony Robustelli
John Stefanopoulos
Matthew Deister
Nina Peek

ABSENT: Neal Kusnetz

CONSULTANTS: Paul VanCott, Town PB Attorney

ALSO PRESENT: Rich Rennia, – Rennia Engineering Designs
Joshua Mackey – Attorney for Troutbeck
Anthony Champalimaud – Troutbeck Owner

Chairman Robert Boyles, Jr. Opened the Planning Board meeting at 7:25 pm after a brief announced advice of counsel meeting. The Pledge of Allegiance was recited and the Chairman informed the people at the meeting about the location of the exits in case of an emergency. Chairman Boyles announced that the agenda had changed because The Keane Stud application update and potential for board action was withdrawn late in the day by the applicant and attorneys. It is likely to be put on the agenda again for the July 12, 2023 meeting.

TROUTBECK ADAPTIVE REUSE PLAN- POTENTIAL BOARD ACTION

Chairman Boyles asked Paul VanCott to speak briefly about the Troutbeck application and the potential for board action. Paul explained that even with John Andrews' absence that the board needed to consider all of the documents for Troutbeck; a SEQRA package, a Special Permit package, Phase 1 Site Plan package, along with updated adaptive reuse plan, a set of plans prepared by Rennia Engineering and updated Phase 1 site plans. Paul provided information to the board about what has transpired since the last meeting highlighting the April 12th.

RECEIVED
AUG 10 2023
Amenia Town Clerk

Surface water page 12(k) and 4 (d) page 14

Impervious coverage in previous version of the Neg Dec was eliminated.
Why?

Ground water was discussed along with landscaping and pesticide and herbicide usage, as well as comments from the CAC re: same. Applicant explained about sponge/gypsy moths and the Bartlett Trees, Their conservation easement partner is in contact with the licensed professionals who do the treating and have all of the logs of any chemicals and sprays being used at Troutbeck. The applicant is proposing that no pesticides or herbicides will impact ground water. There is no significant adverse impact to ground water. How that's implemented can be in the context of site plans, in the conditions. This will also be revisited in the "Plants and Animals" section. (below)

Plants and Animals Page 15 Neg Dec

Referring to the previous statement that there will be no significant adverse impact on ground water,(from usage of any pesticides or herbicides), Peter Sander suggests changing this section to state the same. The language has to be consistent in both sections for SEQRA. This should also incorporate in the language when they apply these to the property and supply a log of the products used. NEED TO CHANGE the answer to question 4G in the FEAF to YES, that pesticides and herbicides are being used in the operation of the business.

Aesthetic Resources (FEAF Part 2; letters a, c, d, e) page 18 & 19 Neg Dec document – have been flagged as moderate impact. From several defined places, the project can be seen. SPO is a local designated resource. Troutbeck is in the SPO in its entirety. It is also visible from prominently accessible vantage points. It is not expected that the newly constructed buildings will be seen from the NYS Route 44 Scenic overlook because of intervening topography and vegetation. (4.2 miles away). The project will not result in any significant adverse impacts due to aesthetic resources. It is acknowledged that the project will be seen from Yellow City Rd, Leedsville Rd and NYS Rt 343 during leaf-off conditions. And, will be minimal during times of leaf-on and heavy foliage due to distance etc. as well as proposed landscaping. The proposed north parking lot will be greatly obscured by distance; the topography requires a retaining wall for existing and proposed vegetation. the proposed architectural design of the buildings "in an agricultural style, with natural wood vertical siding" will lessen the visual impacts of those structures until the landscaping reaches full growth. The elevation of the parking area for the proposed Garden Hall and Hotel (See Visual Analysis, Vantage Point 2) is proposed to be lowered in order to minimize views of vehicles in the lot from NYS Route 343 until proposed landscaping reaches maturity after 10 years. Existing vegetation and proposed architecture support the conclusions of the

needed; and (5) Using warmer color lights where possible in order to limit the amount of shorter wavelength (blue-violet) light to the least amount needed.

Further, the lighting proposed for Phase 1 of the Project includes full cut-off, downward-directed fixtures with limited light spillage and no impact to neighboring properties. Specific measures proposed by the Applicant to comply with IDA Lighting principles include: (1) using stationary light fixtures that are fully shielded and emit no light above the horizontal plane; (2) avoiding sag or drop lenses, side light panels, or uplight panels; configuring site lighting to only be used where needed to light specific paths, parking areas, and accessways to buildings with no light spillage to neighboring parcels. All lighting fixtures will not exceed height restrictions outlined in Town of Amenia Zoning Law and will be designed to have 3,000 degree or lower kelvin color temperature.

Nina intervened a couple of comments about language being changed in the document as well as wanting details in the document about the phasing that the Planning Board had talked about for the landscaping in the project, so that there would NOT be a ten year wait for the new tree growth. She also pointed out trees over the proposed new septic area. Are they still being proposed? She also had a question of the definition of "significant distance" and feels uncomfortable not stating a number. It was agreed that an affirmative statement from the Planning Board, that would modify the Negative Declaration document to say "The Garden Hotel will be partially screened from view from NYS Route 343". Nina asked if a phase is in the plan for the landscaping. Rich Rennie says the phasing is in the Adaptive Reuse Plan new submission. Much of the landscaping is not to be done until Phase 4 (5a of the Plan Set) according to Rich. Paul VanCott asks Rich if there is any opportunity to do the landscaping sooner than that phase and if not why not and to document it. Anthony Champalimaud spoke of the different kinds of trees vs. shrubs to be planted and when to be planted. Rich introduced the latest drawings to the board by showing the septic areas and phasing of landscaping in the plans.

Nina's opinion is that the planting of trees and new landscaping plans does nothing to change the visual impact it only creates a new visual adverse impact. She is deferring the statement of impact to the rest of the Planning Board members as to how it needs to be stated in the Negative Declaration. She then speaks of the landscaping needs to be mitigated near the parking and the hotel only and that would be sufficient in her opinion. Her idea is to see fewer trees along NYS Route 343 for any mitigation. She doesn't think seeing it is a bad thing.

the proposed platform tennis court and to no longer allow fireworks displays at events. The HPO District defines flexible adaptive reuse expansion of uses on historic property that protects the historic character of the property and the surrounding area. The project will not conflict with the existing natural zoning and historic character of the surrounding area and will protect the historic character of the property and the surrounding area as contemplated by the zoning law. Nina addressed the Community Services portion of the document. It should state that there is no physical benefit. Paul asked the board about whether that should be noted or because there is none, take that section out all together. The board is comfortable with her statement.

Rich Rennia wanted to clarify items on the list on page 3.

The cabins – size 1 – 1000 SF and 7 – 698 SF

Last bullet point should read 1 - 1094 and 5 – 698

Nina says also that the number of parking spaces need to be added. (283)

Maintenance Garage conversion to become a bakery – the listed number is 1172 SF. (that is the actual existing building footprint) The building footprint will be increased to 1277 SF. And, with the 2 floors the total is 1905 SF.

Also, the Manor House total is 2030 SF.

Since the board is comfortable with the applicant's submission of the FEAF, Paul VanCott has proposed a draft version of the **SEQRA Negative Declaration Resolution for the Troutbeck Adaptive Reuse Plan**. Paul read aloud the resolution in its entirety. A motion was made by Matthew Deister, seconded by Tony Ribustelli and carried to adopt the resolution with some minor corrections.

The vote was as follows:

Robert Boyles, Jr. Chair	Yes
John Stefanopoulos	Yes
James Walsh	Yes
Neal Kusnetz	Absent
Matthew Deister	Yes
Nina Peek	Yes
Anthony Robustelli	Yes

* Note this resolution was not filed with the Town Clerk because an email came in the following day resulting in the change of the resolution. The matter of pesticides and herbicides was challenged in the documentation per the email.

The draft resolution for **Granting a Special Permit for the Troutbeck Adaptive Reuse Plan** was then presented to the board for approval.

dimensional standards including those specified in Zing Law 121-14.2(I0(6), (7) and (8). The Planning Board a duly-noticed Public Hearing on the project as require by Zoning and Town Law. Due to continued interest, The Planning Board two more Public Hearings. Even after the Public Hearing was closed, the Planning Board formally allowed additional time for written public comment and received more public comment during meetings as well. Dutchess County Department of Planning and Development referred to the project as a “matter of local concern” in April 2023 after all final proposed updates to the project were submitted. The Town of Amenia ZBA also was asked for comments which were generally supportive of the project. The Town of Amenia Historical Society and Dutchess County Historical Society as well as SHPO were contacted for their responses to this project. Extensive Public comment was provided and the applicant made various changes to his application based on the comments and concerns. A SEQRA Review was conducted. The Planning Board established itself as Lead Agency and no involved interested agencies objected to the project. On this date, A Negative Declaration was approved and the project is consistent with Town Zoning Law.

Paul continued by reading aloud the resolution from the “Be It Resolved” clauses to the end. A motion was made by Tony Robustelli, seconded by Matthew Deister and carried to adopt the resolution with some minor corrections. The vote was as follows:

Robert Boyles, Jr. Chair	Yes
John Stefanopoulos	Absent
James Walsh	Yes
Neal Kusnetz	Absent
Matthew Deister	Yes
Nina Peek	Yes
Anthony Robustelli	Yes

* Note this resolution was not filed with the Town Clerk because an email came in the following day resulting in the change of the resolution. The matter of pesticides and herbicides was challenged in the documentation per the email.

The proposed resolution for **Granting Site Plan Approval for Phase 1 Troutbeck Adaptive Reuse Plan** was discussed. Highlights from Paul VanCott included the following: He says that what has changed are the actual Site Plans and the clarifications. Rich Rennia briefly outlined the changes to the Phase 1 Site Plan proposal.

Nina Peek	Yes
Anthony Robustelli	Yes

A motion was made by Matthew Deister, seconded by John Stefanopoulos and approved to allow Paul VanCott to make minor administrative changes to some of the documents that were approved at this meeting in accordance with Nina's concerns and recommendations.

A motion was made by Tony Robustelli, seconded by James Walsh, and carried to approve the minutes of the June 14, 2023 Planning Board meeting as submitted.

A motion was made by James Walsh, seconded by Tony Robustelli and carried to adjourn the meeting at 10:00pm.

The next regular meeting is scheduled for Wednesday, July 12, 2023 at 7pm.

Respectfully Submitted,



Judith Westfall

Planning Board Secretary

The foregoing minutes are taken from meeting of the Planning Board held on June 28, 2023 and are not to be construed as the official minutes until approved.

☒ Approved as read

☐ Approved with: additions, corrections and deletions