



TOWN OF AMENIA

4988 Route 22, AMENIA, NY 12501
(845) 373-8860, Ext. 122 Fax (845) 789-1132

**ZONING BOARD OF APPEALS MEETING
TUESDAY, FEBRUARY 21, 2023
6:00 P.M – IN-PERSON and VIA ZOOM
ATTENDEE FROM 201 N. JOHN RODES BLVD. MELBOURNE, FL. 32934**

REGULAR MEETING

PUBLIC HEARING:

1. NYSEG SUBSTATION – RENEWAL OF VARIANCES

**OTHER MATTERS: WASTEWATER COMMITTEE PRESENTATION
– CHARLIE MILLER**

SBA / Nextel – Update?

Minutes 11/21/22



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ZBA MEETING

TUESDAY, February 21, 2023

IN-PERSON and VIA ZOOM

PRESENT: John T. Metcalfe – VIA ZOOM (Melbourne, FL)

Tracy Salladay

David Menegat

Paula Pelosi

James Wright

Craig Meili – Alternate (late 7pm)

OTHERS PRESENT: Melissa Cherubino – ZBA attorney, VIA ZOOM -sitting in

for Rob Stout from Whiteman, Osterman & Hanna

Mary Steblein – VIA ZOOM – LaBella Engineering for
NYSEG

Edie Greenwood – Town of North East

Charlie Miller – Town of Amenia Wastewater Committee

Manuel Figuerola – NYSEG project Manager

ZBA Chairman, Terry Metcalfe opened the meeting at 6:00pm with the Pledge of Allegiance VIA ZOOM after a motion that was made by Paula Pelosi, seconded by Jim Wright and carried. The Item on the agenda is a Public Hearing for the NYSEG Variances. Chairman Metcalfe asks for a motion. A motion was made by J.Wright, seconded by D.Menegat and carried to open the Public Hearing. The Chairman then asks if the NYSEG representatives present at the meeting have any items to discuss in their presentation. Both Manuel and Mary stated that they have no comments or further additions to their project as outlined for variances. And the Chairman then asked for any comments from the public. There were none. And also, there were no comments from the ZBA Members. A motion was made by Paula Pelosi, seconded by Jim Wright and carried to close the Public Hearing. The regular meeting reconvened with Chairman Metcalfe asking Jim Wright to read the proposed resolution to grant the variances requested to NYSEG... **Resolution Memorializing Determination to Grant Six (6) Area Variances Related to Proposed**

Modifications to the Existing Amenia Substation. The Resolution was voted on as follows, with The ZBA Secretary to sign it for filing in the Town Clerk's Office.

| | |
|-----------------------------------|-----|
| Chairman John T. (Terry) Metcalfe | Yes |
| Member, James Wright | Yes |
| Member, David Menegat | Yes |
| Member, Paula Pelosi | Yes |
| Member, Tracy Salladay | Yes |

The next item on the agenda was for the **Wastewater Committee** Chairman, Charlie Miller to make the presentation to the ZBA from the Committee and Tighe & Bond's proposal for the Town of Amenia at this time. Mr. Miller gave a presentation (with paper copies to the board members) of the proposal . He spoke about highlights of the project:

- limited space in small parcel towns for septic systems
- need for municipal wastewater system
- have already been multiple studies done in Amenia (50 years)
- latest study done was when Silo Ridge was proposed, cost was going to be astronomical for each property owner. It did not happen
- current proposal encompasses Wassaic as well by results of a survey done
- original results from survey, property owners were not sure if they would hook up to the proposed wastewater system. Since the committee has spoken to many, some have changed their minds.
- Map of waste water area shows 233 parcels (did not include Railroad Ave or Lake Amenia Rd, but may eventually do so) and all parcels must be contiguous
- Water meter data was studied to be able to propose size of facility(75,000 gals/day)
- The system being proposed (for most rural communities) is a step system
- Directional drilling is used for the piping of the system
- Will need easements from houses / businesses to the system (which becomes part of the "district")
- Overall budget encompasses all hookup fees to the home/business in the system
- Wastewater Committee looked at 15 different parcels for wastewater sites
- Looking currently at a site on Lake Amenia Rd (4 acres) abuts with NYSEG and DC Sherriff's site.
- Overall estimated project cost is just under \$20 million which would incorporate all legal work, easements, new piping and septic systems, connections and 30% contingency.
- It is hoped that with the help of a combination of various grants, the single family user fees will be at \$750/yr or \$63/mo. The project will not go forward if the grant funds are not granted.

- Business owners are very much for the wastewater district and system for the hamlet
- Wastewater District has to be formed before moving forward, done by an engineer showing the parcels that it would encompass. The Town has allocated funds for this feasibility study.
- Can also be done by permissive referendum, most are done by petition where EVERYBODY gets a say in it
- Once the district is formed then applications for the financing can be done
- The fees for commercial and residential users will be closer than in the presentation

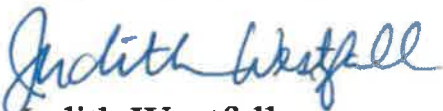
The next item on the agenda was the **Nextel/SBA issue of a generator** that has been on hold with the Planning Board and ZBA because of lack of notification from the applicant (T-Mobile), and their extension may need to be pulled and canceled. Melissa will look into this with Rob Stout and Judy will mention it as well at the next Planning Board Meeting as well as speaking to the Code Enforcement Officer to issue a violation about non-compliance.

Craig Meili, new alternate member of the ZBA was welcomed by Chairman Metcalfe.

The Minutes of the November 21, 2022 were approved by motion made by J. Wright, seconded by D. Menegat and carried.

A motion was made by P. Pelosi, seconded by J. Wright and carried to adjourn the meeting at 7:15pm. The next meeting will be March 20, 2023 at 6pm.

Respectfully submitted



Judith Westfall
ZBA Secretary