

RENNIA ENGINEERING DESIGN, PLLC

CIVIL & ENVIRONMENTAL ENGINEERING

6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522
Tel: (845) 877-0555 Fax: (845) 877-0556

February 20, 2024

Town of Amenia Planning Board
Amenia Town Hall
4988 Route 22
Amenia, NY 12501

Attn: Robert Boyles, Chairperson

Re: Troutbeck – Phase 2 & 6 Site Plan Approval
515 Leedsville Road
132000-7267-00-227675

Dear Mr. Boyles and Planning Board Members,

Pursuant to the approval of the Troutbeck Adaptive Reuse Plan (ARP) on 7/12/2023, the applicant is submitting its applications for Site Plan Approval for Phases 2 – Manor House Service Yard and Phase 6 – Delamater House. Both phases formed a component of the approved ARP. Phase 1 – Gate House and Cottages was approved on 7/12/2023 and is not modified by this application whatsoever.

A summary of the Site Plan Review/Approvals application is provided below:

Phase 2 – Manor House Service Entrance/Conservatory Dining Area:

The ARP approval established the Applicant's intent and purpose in constructing two distinct additions to the existing Manor House. The first, a ±1,600 SF Service Entrance/Loading Dock and, the second, a ±635 SF Conservatory Dining Area which will enclose an existing outdoor dining deck.

The phase also includes the reconfiguration of the employee parking area/service yard and formalizes its vehicular connection to Spingarn Road. Generally, these improvements were proposed in this phase at the time of the ARP approval.

The applicant proposes to amend Phase 2 to bring forward the following improvements from Phase 4:

- The rerouting of Spingarn Road.
- The "rough-in" of the staff parking area and, the partial "rough-in" of the gravel guest parking area as outlined in the ARP.

As well as the following improvements from Phases 3 & 5:

- The enabling works and installation of the septic fields planned for the northerly portion of the project site and included.

To be clear, the work added to Phase 2 is proposed to address sequencing efficiencies identified by the project consultants. Overall, these amendments:

- Will reduce construction duration in the norther portion of the project site. (i.e.: all septic and related infrastructure to be installed in one phase).
- Accelerate the implementation of view shed improvements, including the planting of an orchard and other extensive plantings along NYS Route 343 and Yellow City Rd, occurring earlier in the overall project timeline. It follows that these viewshed improvements shall serve to mitigate disturbance, including the visibility of on-site activity.
- Provide for the orderly staging of construction activity.

Re: Troutbeck – Phase 2 & 6 Site Plan Approval
515 Leedsville Road
132000-7267-00-227675

- Immediately implement the Troutbeck Vehicular Circulation Plan as proposed and adopted in the ARP. This includes the principle of ingress at Yellow City Road and Egress from Leedsville Road for all service deliveries and staff vehicles.

Phase 6 – Delamater Cottage Renovation

Phase 6, as defined within the ARP approved 7/12/2023, contemplated the change of use, renovation, and expansion of the derelict Delamater House, an existing historic residence built in 1761. All SEQR analysis prepared in support of the ARP measured and assessed the structures conversion into a full-service restaurant and the impacts it would have to the site, including:

- 86 additional dining seats
- ±1,277 SF expanded building footprint
- ±2,554 SF expanded gross building area
- ±23-28 additional peak vehicle trips

The applicant is proposing to revise Phase 6 and instead proposes to restore Delamater House to a comparable residential use as a two-bedroom lodging unit with kitchen, dining and living areas.

The removal of the restaurant and restoration to a residential scale, 2-bedroom unit, eliminates 100% of the impacts forecasted for the restaurant use.

Included with this submission are “Phasing Modification SEQR Impact Analysis” prepared for each of the two Site Plan approvals sought by the Applicant. As identified by the analysis, the modifications proposed to Phase 2 and Phase 6 do not exceed any of the impact thresholds established by the ARP. In many cases, the modifications reduce the amount of impact anticipated to be generated for a particular phase. As such the SEQR Negative Declaration, adopted 7/12/2023 for the Troutbeck – Adaptive Reuse Plans phased implementation, can be reaffirmed for both Site Plan approvals.

Attached for your review and approval please find seven (7) copies of the following items:

- Troutbeck – Land Use Application – Phase 2 & 6 (7 Copies Each)
- Troutbeck – Agricultural Data Statement – Phase 2 & 6 (7 Copies Each)
- Troutbeck – SEAF – Phase 2 & 6 (3 Copies Each)
- Troutbeck – Letter of Agent (7 Copies)
- Troutbeck - Phasing Modification SEQR Impact Analysis – Phase 2 & 6 (7 Copies Each)
- Troutbeck – Manor House - Phase 2 Site Plan Set, sheets 0-12, dated 2/20/2024 (4 – 11”x17”, 3 Full Size)
- Troutbeck – Delamater Cottage - Phase 6 Site Plan Set, sheets 0-7, dated 2/20/2024 (4 – 11”x17”, 3 Full Size)
- Manor House Building Addition Elevations (7 – 11”x17”)
- Delamater Cottage Building Restoration Elevations (7 – 11”x17”)
- Site Plan Application Fee, \$450.00 (2 Separate Checks/Fees)

Please do not hesitate to contact me with any questions, (845) 877-0555.

Sincerely,



Peter Sander, AICP
Project Planner