

**Prepared For:**

Leo Blackman  
Amenia Supervisor  
4988 Route 22  
Amenia NY 12501

**Submitted by:**

LaBella Associates  
4 British American Blvd  
Latham, NY 12110  
(518) 540-4922



**Town of Amenia Highway Garage  
Feasibility Study**

**March 19, 2024**

**LaBella Project no. 2223415**

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## 1.0 PROJECT BACKGROUND

LaBella Associates (“LaBella”) was engaged by The Town of Amenia (“Client”), to prepare a Feasibility Study for a new town highway maintenance garage and related accessories structures to be constructed on a 5 acre Client owned property (Parcel ID 132000-7064-00-823855) located on NYS Route 22 just south of S. Sinpatch Road and Route 22 junction (“Project Site”).

This Feasibility Study was prepared at the request of the Client to review the existing conditions of the current town highway maintenance garage and accessory structures and assess current and future needs of the Amenia Highway Department.

## 2.0 AMENIA HIGHWAY DEPARTMENT

The Amenia Highway Department (“Department”) is responsible for the maintenance of all town dedicated roads; insuring they are accessible for vehicular traffic every day, in all kinds of weather. This includes, but is not limited to, grading, paving and sealing roadway; clearing, cleaning and grading ditches; tree and brush trimming in the town rights of way; mowing roadsides; and plowing, salting and sanding during the winter months.

Amenia has 58 town roads consisting of 30.83 centerline-miles (61.66 lane-miles) of road; seven (7) bridges, numerous catch basins and countless culverts. The Department is overseen by an elected and working Highway Superintendent who supervises five (5) crew members and a part-time office manager. See Exhibits A for a list of town roads and Exhibit B for maps of town roads.

## 3.0 EXISTING HIGHWAY GARAGE CONDITIONS

The existing Town Garage is located at 8 Borden Lane, Wassaic, NY 12592 on a portion of a Client owned property (Parcel ID132000-7165-01-043740-0000). LaBella performed a visual assessment of the existing highway maintenance garage and related accessories structures (collectively, the “Existing Site”) and interviewed the Highway Town Superintendent, Megan Chamberlin.

The Existing Site is outdated and past its useful life. It consists of a (i) 80’ x 50’ concrete block garage building erected prior to 1955, (ii) a temporary 20’ x 40’ salt shed built in 2006, and (iii) pole barn structure for equipment storage. The Existing Site is located on approximately 2.5 acres of usable land; is partially in a federal wetland and flood plain; and portions are built on an abandoned landfill.

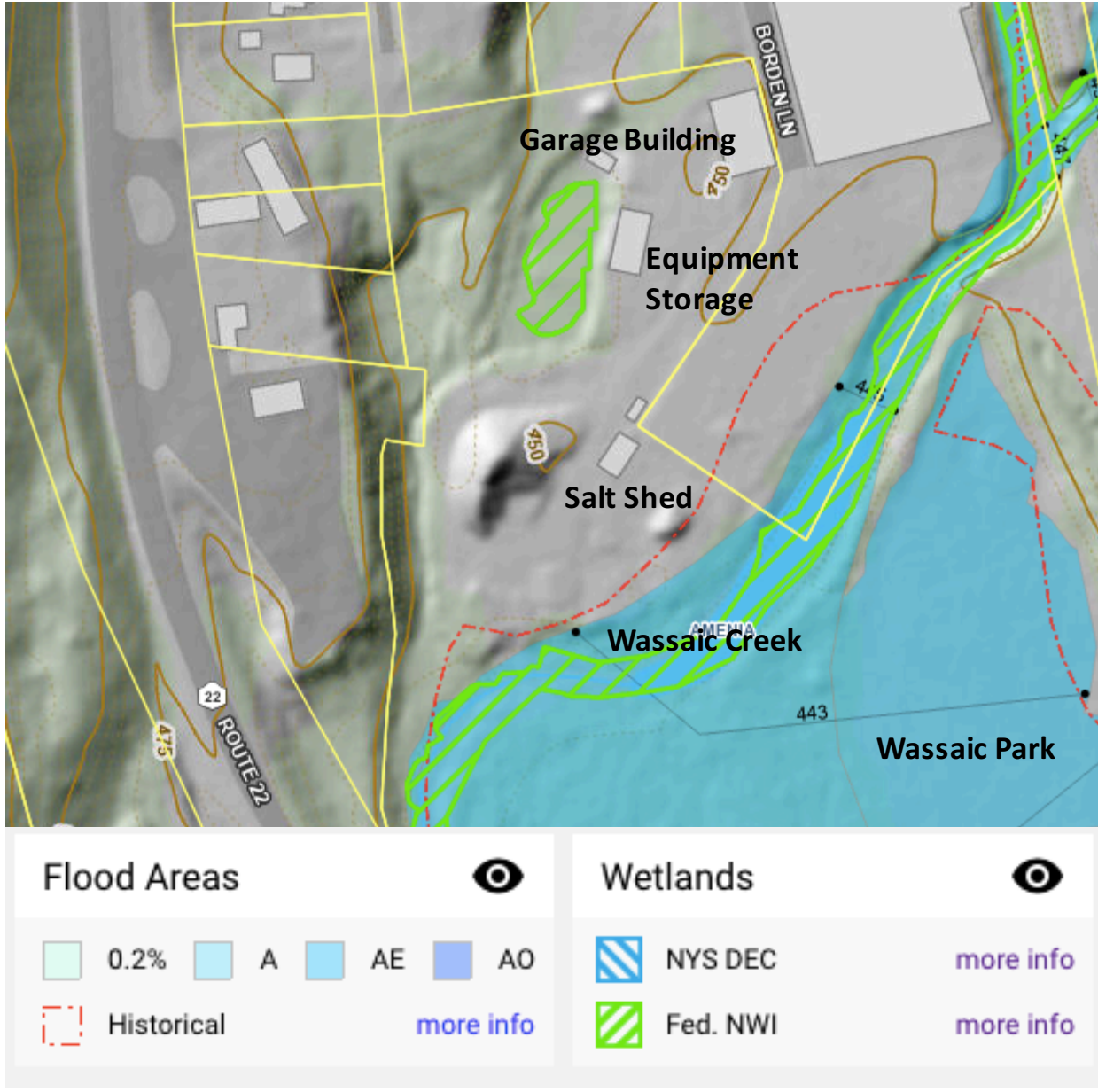
### **Identified Issues:**

1. Insufficient land and building space
2. Outdated with extreme deferred maintance beyond resonable repair
3. Numerous accessibility and staff safety problems
4. No Back-up Power
5. Limited fuel storage
6. Located in a Federal Wetland and on abandoned landfill
7. Environmental impact of salt runoff into Wassaic Creek

**Existing Building Site:**



**Existing Building Site:**



**Existing Garage (exterior):**



**Existing Garage (interior):**



**Existing Garage (interior):**



**Existing Salt Shed (exterior):**





#### 4.0 REFERENCES STANDARDS & CODES – NEW FACILITY

1. 2020 Energy Conservation Construction Code of New York State
2. 2020 Mechanical Code of New York State
3. 2020 Fuel Gas Code of New York State
4. 2020 Plumbing Code of New York State
5. 2020 Fire Code of New York State
6. 2020 Property Maintenance Code of New York State
7. 2020 Building Code of New York State
8. 2017 NFPA 70 - NEC
9. 2019 NFPA 72
10. 2020 NFPA 13
11. 2017 ICC A117.1 Accessible and Usable Buildings and Facilities

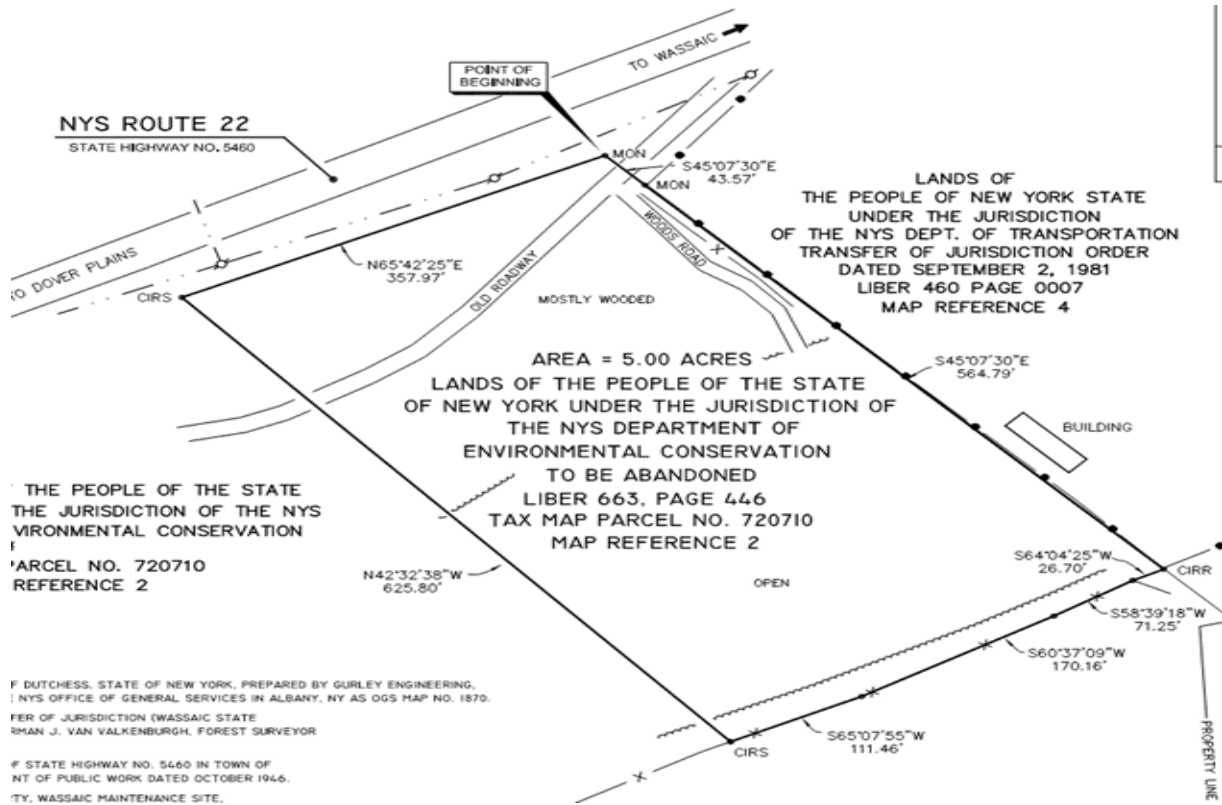
#### 5.0 NEW SITE - DESCRIPTION AND LAYOUT

The proposed site is located on Route 22 in Amenia, New York on the east side of the roadway. It lies almost equidistant from the intersections of Route 22 and S. Simpatch Road and the intersection of Route 22 and Tower Hill Road. It is directly adjacent south of the New York State Department of Transportation Facility. The site is comprised of approximately five (5) acres of land accessible from New York State Route 22. An abandoned roadway, Old Broadway, generally runs parallel to Route 22. There is also an old roadway, Woods Road, that extends into the site.

The topography on the property generally consists of a large natural earthen wooded berm that parallels Route 22 and is located north of the Old Broadway roadway. From the Old Broadway roadway southward, the topography drops significantly toward the southeast to the center of the site. From Route 32 to the center of the site, the topography generally falls approximately fifty feet in elevation. From the central part of the site to the southern boundary, the site is relatively flat. And suitable for development. The challenge in developing this site for a DPW facility is largely found in the norther portion of the site as it presents grades that are too steep to implement a north-south access drive to the lower portion of the site. Any access road in the northern portion of the site will need to be angled to allow acceptable road slopes suitable for this type of facility.

The vegetation on the site varies from north to south. The steep slopes in the northern half of the property are generally comprised of woodlands consisting of large trees. The southern half of the property is open land and was utilized for agricultural purposes until the last few years and is suitable for site development.

**New Proposed Site:**



### **New Proposed Site Layout:**

As illustrated on the proposed Conceptual Site Layout for the project, we are proposing that the site entrance from NYS Route 22 be located in the northwest corner of the property. This location offers adequate site distance at this location and provides the best opportunity to achieve reasonable roadway grades into the site from the upper elevation along the roadway. From this location on the site, the entrance roadway cuts through the existing natural earthen berm and woodland that is located between NYS Route 22 and the Old Broadway abandoned roadway. As the access roadway continues south into the site, it transverses the steep slopes in the northern portion of the property, cutting through the existing woodland slopes. The grade of the proposed roadway is steep but achievable.

Once the access roadway, reaches the center of the site, and the proposed location of the building and parking area proposed on the Conceptual Site Layout, the site levels out and provides just enough space to implement the proposed program for the project. Grading required for the proposed roadway is significant in the northern half of the project area.

The southern half of the project area is most suitable portion of the site to implement the proposed building program and associated paved areas, salt shed, storage bays and supporting parking and utilities. The southern portion can also be easily graded to provide a level area for the proposed site program. Additionally, since the site slopes north to south, stormwater management can be implemented along the southern property boundary.

### **Site Utilities: Water:**

Since municipal water is not available, a well is required.

The proposed well drilled (near the Northwest corner of the site) will follow all Department of Health regulations and required separations. Depending upon the quality and yield of the proposed well, water storage may be required on-site for all potable water uses. At this time it's unknown if the well will be able to provide sufficient flow for fire protection of the building. If needed, a fire pump and water storage system would be needed for the building protection system.

### **Site Utilities: Sanitary Sewer:**

Since the Municipal Sewer System is not available, an on-site septic system will need to be provided. Percolation tests will need to be performed to evaluate the soil characteristics and adequately design the system to meet NYSDOH requirements. Currently a Septic Tank, Pump Station, Forcemain distribution Box and Septic Absorption Field has been conceptually shown. An oil/water separator is proposed to trap hydrocarbons and protect the quality of effluent to be infiltrated into the ground.

### **Site Storm Water / SWPPP:**

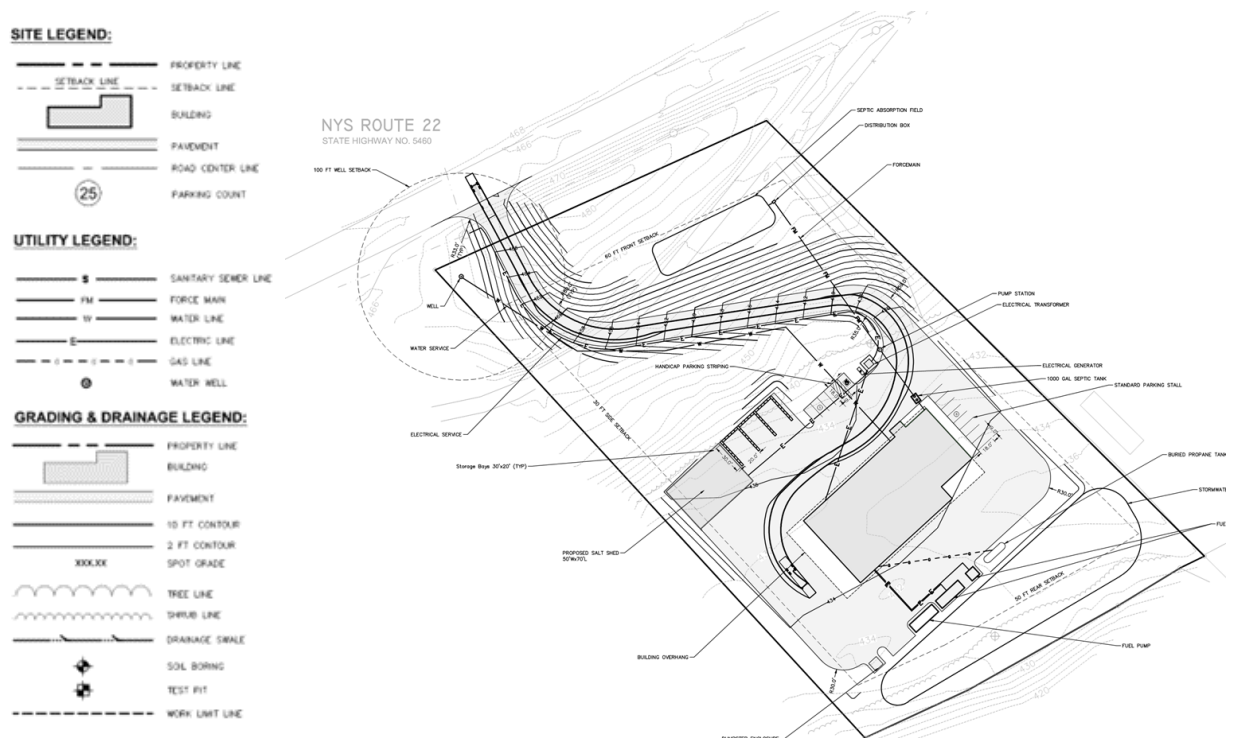
A Storm Water Pollution Prevention Plan (SWPPP) is required for this site development, as required by the NYSDEC. The stormwater management system will incorporate filtering, detention, and infiltration to meet the permitting requirements of the NYS Department of Environmental Conservation. Soil bores and infiltration testing will be required, to develop the final approach and design.

### **Propane:**

Natural gas is not available at his property, propane tanks will need to be used to provide fuel for proposed building mechanicals. The tank should be provided close by the building and easily accessible to a roadway for service and filling. The amount of propane storage will be developed during the design development phase of the project.

### **Fueling:**

At the south part of the parcel fueling station dispensers for vehicles and w/Above Ground tank are conceptually shown. Consideration should be given to the future charging of electric vehicles, the client mention also potential for Solar Array System.

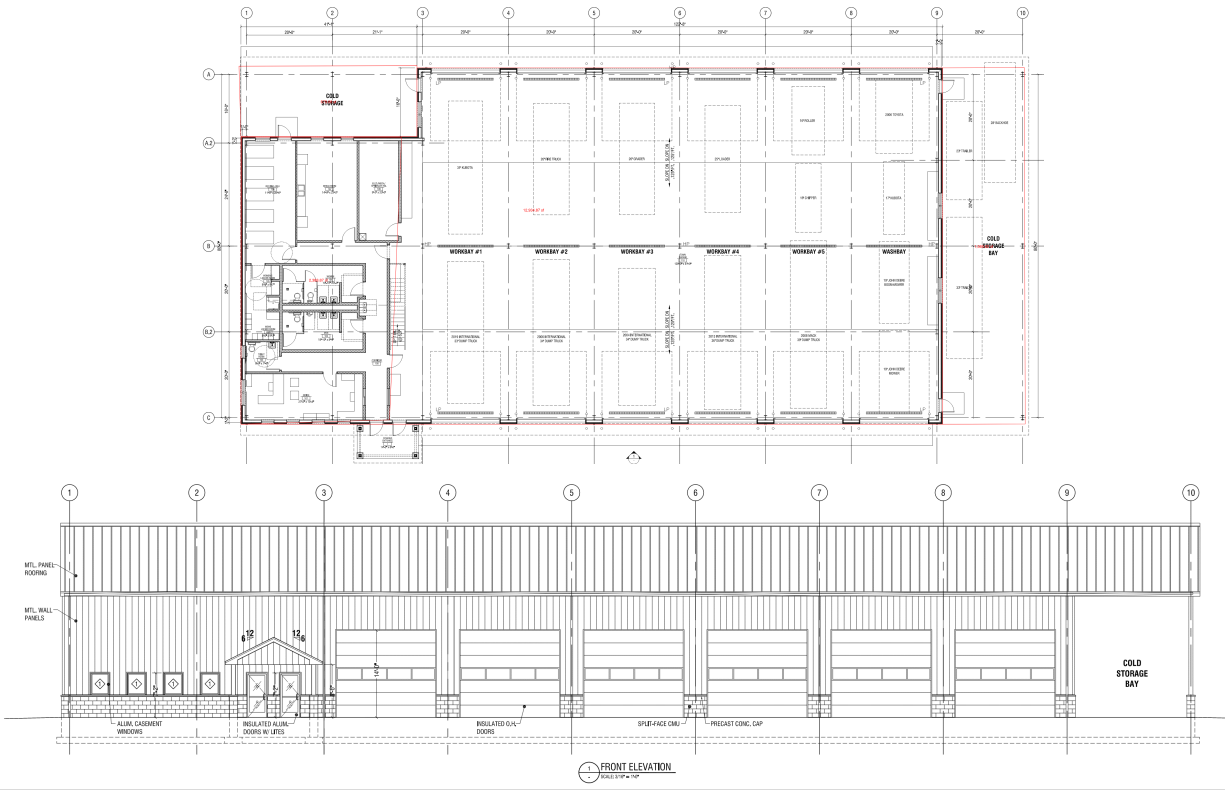


## **6.0 BUILDING CONCEPT PLANS (SIZE CAPACITIES)**

The LaBella Team met with the Client and Client Representative to review current and potential future needs for the Town Highway Department. See Attached Exhibit “C” for full description of program discussed.

The result of multiple programming meetings is the concept design shown on Exhibit “F”.

As Summary: the new +/-13,000 sq. ft Highway facility with a +/-2,300 sq. ft. of covered outdoor storage. The proposed design is a prefabricated metal building on a poured concrete foundation, masonry knee wall with (6) double loaded drive thru bays and a administration bay with toilet room facilities, office space, break room, resting area, locker-room/shower space and storage. A +/- 2,300 square foot mezzanine is also provided if needed for additional parts/storage space. The depth of the building is shown at 80 feet to allow for two plow trucks to be parked in each bay. A new 50’x70’ Salt Storage Shed has been designed to accommodate Salt and Mixer Sand/Salt needs.



7.0 UTILITIES

**A. Electrical**

a. POWER DISTRIBUTION:

- i. This 5-acre lot on Route 22 in Amenia has access to NYSEG 13.2kV 3-phase distribution which can be utilized for future electrical service.
- ii. A new stepdown 13.2kV-208V Delta-Wye transformer and utility meter will be required from the NYSEG. A load letter will be submitted to the utility company for confirmation of available capacity, exact size of transformer, and location of tap as design progresses.

- iii. Based on previous experience, we anticipate from this new transformer that we will have two taps.
  - iv. The first tap will be for (1) one new distribution panel to provide power across to the entire building.
  - v. Downstream of this equipment we anticipate (3) three new 100A satellite panels. The exact numbers of panels and location of equipment will vary based on final design equipment loads.
  - vi. The second tap will be for (1) one new 60A life safety emergency panel.
  - vii. A new life safety generator will be provided for full building back-up power.
  - viii. Power distribution shall supply all lighting, service equipment, HVAC/Ventilation equipment, wash equipment, truck bay equipment, and general purpose/GFCI receptacles.
- b. LIGHTING:
- i. The lighting shall be code compliant LED for the interior and exterior of the facility.
  - ii. Lighting at the truck bays shall be asymmetric and located along side each bay rather than overhead.
  - iii. Lighting within wash areas shall be enclosed LED vapor tight fixtures as required based on classification.
  - iv. Interior lighting shall include occupancy sensors and daylight harvesting sensors to comply with the latest energy conservation code requirements.
  - v. Weatherproof exterior site light fixtures to provide along driveway and park lot.
  - vi. Exterior lighting shall be controlled by a time clock and photocell for typical operational hours with an override for extended operation during snow plowing operations.
  - vii. Emergency / Night lighting shall be connected to new 60Amp life safety panel and generator. Control override will be provided with new UP-924 relay for all emergency fixtures.
- c. SECURITY/COMMUNICATIONS:
- i. Communication pathway from service poles to the building will be provided.
  - ii. Security Cameras/devices to be provided with empty back box, conduit stub-up to accessible ceiling, and drag line for install. Exact location of security devices and equipment to coordinate with client and security team.
- d. FIRE ALARM
- i. New fire alarm devices shall be installed and fully coordinated with client preferred fire alarm vendor. All fire alarm devices adhere to latest adopted fire alarm code.
  - ii. Duct smoke detectors shall be provided in compliance with the NFPA requirements for all rated wall penetration where a fire smoke damper is installed.
  - iii. The fire alarm system shall consist of manual pull stations, audio visual devices, and smoke and/or heat detectors as designated by NFPA 101.

- iv. Signal notification devices will be provided throughout the notification zones.
- e. GENERAL
  - i. *Materials*
    1. EMT or Rigid Aluminum conduit shall be utilized in Class 1 (standard spaces), Class 2 (dry environment/wipe down) and exterior areas, Rigid Aluminum conduit shall be utilized in Class 3 (wet/corrosive) areas.
    2. Copper feeders to utilize THHN/THWN-2 type wiring.
    3. All wiring will be stranded, wires 10 AWG or smaller shall be solid.
    4. Devices shall be NEMA 1 in Class 1 type areas, NEMA 4X in Class 2 and 3 areas and NEMA 3R on exterior.

## **B. Fire Protection:**

- a. The building will be designed per the 2020 New York State Fire Code and NFPA-13 with a wet type of sprinkler system complete with sprinkler mains, sprinkler laterals, and fire sprinklers terminal heads.
- b. Fire smoke detection, CO detection and pull stations will be provided in the storage mezzanine.

## **C. Plumbing:**

- a. The common core areas consist of separate group Men' and Women's toilet rooms, complete with Lavatories, water closets/urinal, and floor drains and a Single Toilet gender Neutral is also provided.
- b. A resting area connected with a privacy lockers /shower room is provided.
- c. Sanitary drainage will be by gravity discharging into the septic tank.
- d. Bays trench drainage system will also drain by gravity terminating into the oil separator.
- e. Compressed air will be provided through one large central system with overhead distribution piping and drops.

## **D. Mechanical:**

- a. OFFICE AREAS
  - i. a. The office areas will be served by an air handling unit ducting air throughout the spaces, supported with an outdoor air-cooled condensing unit. The ventilation to the air handling unit shall be from an energy recovery unit sized for the ventilation required for all the office spaces. The unit's return shall be connected to the bathroom and general exhaust.
  - ii. The basis of design on the heating for the air handling unit shall be a propane fired furnace.
- b. TRUCK BAYS
  - i. The main bays shall be heated using radiant floor heating with unit heaters at each garage door for quick heating. The units will be supplied with hot water from condensing propane fired hot water boilers. The unit heaters will be interconnected

with the garage doors to enable heaters when doors are opened and for a period of time after.

- ii. The bays will be equipped with an overhead vehicle exhaust system with retracting hose reels.
- iii. The normal ventilation for the space shall be provided to the space via an energy recovery unit that is ducted throughout the garage and mezzanine.
- iv. A gas detection system will be provided for the bays that upon detection of explosive or noxious gas shall energize an exhaust fan to remove contamination.

**c. STORAGE / SUPPORT SPACES**

- i. The storage / support spaces shall be heated using unit heaters. The units will be supplied with hot water from condensing propane fired hot water boilers.

**d. DESIGN CONDITIONS**

**i. Offices Areas**

- 1. Dry Bulb Temperature: 67 – 72 °F
- 2. Relative humidity is not controlled but generally 0 – 60%.

**ii. Elec./Mech/Sprinkler Rm**

- 1. Dry Bulb Temperature: 60 - 80 °F
- 2. Relative humidity is not controlled but generally 0 – 60%.

**iii. Garage Area**

- 1. Dry Bulb Temperature: minimum 60 °F (adjustable)
- 2. Relative humidity is not controlled.

**iv. Outdoor Air Conditions**

- 1. Dry Bulb Temperature: 91.3 °F
- 2. Wet Bulb Temperature: 74.0 °F

## **8.0 PRELIMINARY PROBABLE CONSTRUCTION COST**

A probable cost has been developed based on historic data from similar projects, escalations, contingencies.

See **Exhibit “E”**

## **9.0 PRELIMINARY TIMELINE**

Based on the information shared, a tentative Project Design and Construction Timeline can be summarized as follow:

**1. Design Phases:**

- a. Schematic Design – May 1<sup>st</sup>, 2024 to June 30<sup>th</sup>, 2024
- b. Design Development - July 1<sup>st</sup>, 2024 to September 30<sup>th</sup>,2024
- c. Construction Documents – October 1<sup>st</sup>, 2024 to November 30<sup>th</sup>, 2024



- i. During each of the Design Phases reviews with Client and Stakeholders will occur, and before the Design Phase is completed the SEQRA Process and any other Agencies Permit should be finalized.
- 2. Bid Phase:
  - a. Document out for BIDS Beginning of December 2024.
  - b. Pre-Bids Meeting December 20<sup>th</sup>, 2024
  - c. BIDS received by end of January 2025
  - d. Town tentative to Award Contractors February 2025
- 3. Construction Phase:
  - a. Construction to Start March 2025
  - b. Substantial Completion Late Fall 2025
  - c. Close-out and Final Completion December 2025

## 10.0 ALTERNATIVE ANALYSIS

- 1. Site:
  - a. Given the existing topographic conditions on the site, relative to the proposed development program, the Conceptual Site Layout for the project maximizes the potential of the site to support the project. Various alternatives were developed and vetted during this study. We determined that few alternatives would be feasible, and our Conceptual Site Layout illustrates the most feasible strategy to develop the site for use as a DPW facility.
  - b. Early conversations with NYS DOT did not provide favorable outcomes to connect with that adjacent facility. Given this result, we determined that the best location for the roadway, based on existing conditions, was to route the access road from the northwest to the south-central portion of the site. Alternative alignments and road grades were studied and resulted in road grades that were greater than local code requirements and not functionally feasible for the large vehicles that would be accessing the site. The outcome of these alternative design iterations helped us conclude that the upper portion of the site was too steep for the large development area required for the building program, access and parking. The southern end of the site is level and suitable for the proposed project program. As a result of our design analysis to date and the current building and facility program, there are very few ways develop this site in a way that deviates from our proposed Conceptual Site Layout.
- 2. Utility:
  - a. The Client would like to investigate the implementation of Solar Panels, in preparation of future Electrification State requirements to offset the use of the propane fuel to feed mechanical equipment.

## 11.0 SCREENINGS AND PRELIMINARY INVESTIGATIONS - POTENTIAL IMPACTS:

### 1. GENERAL ECOLOGY AND ENDANGERED SPECIES

**Endangered, Threatened, and Rare Species: NYSDEC Environmental Resource Mapper (ERM)/ NYSDEC Environmental Assessment Form (EAF)/ USFWS Information for Planning and Consultation (IPaC)**

- a. Based on review of the NYSDEC ERM and NYSDEC EAF mappers, there are no state-listed rare, threatened or endangered species or significant natural communities identified within the Study Area. Further review of the USFWS IPaC resource list identified that Indiana bat (*Myotis sodalis*), northern-long eared bat (*Myotis septentrionalis*), and bog turtle (*Glyptemys muhlenbergii*) are within the range of the Study Area. Monarch butterfly (*Danaus plexippus*), a candidate species for listing, is also flagged for the Study Area. Further consultation with USFWS and fieldwork would be required to determine if potential habitat is onsite for the species mentioned above.
2. GROUND WATER, SURFACE WATER
    - a. Based on review of the NYSDEC EAF mapper, the Study Area is within a principal aquifer. Based on review of aerial imagery, there is no surface water present within the Study Area. Additional information on wetland mapping/screening resources is below.
  3. STATE WETLANDS, FEDERAL JURISDICTIONAL WETLANDS, FLOODPLAINS
    - a. Based on review of NYSDEC wetland data mapped for Dutchess County and NYSDEC ERM, there are no state-regulated freshwater wetlands within the Study Area. The nearest state-regulated freshwater wetland is approximately 0.60 miles to the northeast. Further review, of the USFWS National Wetland Inventory (NWI) statewide data and USFWS NWI mapper identified no federally regulated aquatic resources within the Study Area. The nearest federally-regulated aquatic resource is 0.05 mile to the south and is associated with Tenmile River. The Study Area was also reviewed for any potential regulated floodways or floodplains using data obtained from FEMA flood maps and digital data to identify if the site is within a floodway or floodplain. A FEMA 100-Year Flood Zone, associated with Tenmile River, is associated with the southern Study Area boundary. There is no FEMA Regulated Floodway associated with the Study Area.
  4. COASTAL ZONE MANAGEMENT
    - a. The Study Area is not within a Coastal Zone Management Area, the nearest Coastal Zone Boundary is 18.7 miles to the west and is associated with the Hudson River. Based on review of the NYSDEC EAF mapper, the Study Area is not within a Local Waterfront Revitalization Program Area (LWRP).
  5. HISTORIC RESOURCES
    - a. Review of the NYS Office of Parks, Recreation, and Historic Preservation (OPRHP) Cultural Resources Information System (CRIS) was conducted for the Study Area. The Study area is not located within an archaeological sensitive area. The Study Area is also not located within a historic district, the nearest historic district is the Webatuck Agricultural Valley Historic District and is located approximately 2.1 miles to the northeast.
  6. PARKS (ABUTS STATE PARK)
    - a. The Study Area is not adjacent to any local or state parks. The nearest state park is James Baird State Park and is approximately 12.3 miles to the southwest. The nearest local park is Beekman Park which is approximately 4.3 miles to the north. Macedonia Brook State Park is located to the east of the site in Connecticut, as well as the Appalachian National Scenic Trail (National Park Service lands). The Study Area is located within the mapped

Wassaic Multiple Use Area, which is a 488 acre state forest and open to non-motorized recreation for the public.

7. HAZARDOUS WASTE, ASBESTOS, LEAD

- a. Based on the Scope of Work and Data Available the Current Site and/or the Proposed Project do not present any concerns in regard to Hazardous Waste, Asbestos and Lead, additional testing are going to needed for any underground contamination.

8. NOISE

- a. Based on the data available, the Noise impact will be similar to the close by NYS DOT Garage, and no other potential noise impact is determined at this time also due to the wooded area surrounding the property

9. AIR QUALITY

- a. At this time the are no major concerns, in regard on air quality impact, those kind of facility have minimum or no impact.

10. ENERGY

- a. Based on the Service available, Scope of Work, type of Building, and current potential Load, the potential impact of the Proposed building on energy use is similar to similar buildings in the area, with no major concern.

11. FARMLANDS

- a. Review of the NRCS soils data was completed for the Study Area. The Study Area contains soils that are considered to be Farmland of Statewide Importance. It should also be noted based on review of the NYSDEC EAF that the Study Area is within an Agricultural District.

12. VISUAL IMPACTS

- a. Based on the current site and Proposed Scope of Work., there are no major concern from a visual Impact, a similar building is located at the NYS DOT Site.

13. CRITICAL ENVIRONMENTAL AREAS

- a. Based on review of the NYSDEC EAF mapper, the Study Area is not located within a Critical Environmental Area (CEA). The nearest CEA is approximately 1.40 miles to the south-southeast and is associated with the Sarney Landfill Site.

**12.0 SEQRA CLASSIFICATION (EAF, NEGATIVE/POSITIVE DECLARATION)**

1. LaBella Environmental team will determine and assist the Client through the State Environmental Quality Review Act (SEQRA) review process. Once all the needed information will be available, We will identify the Type of Action under SEQRA regulation and prepare all the appropriate Assessment forms (EAF Part I, II and if needed III) to commence the environmental review process. At this time based on the Site Disturbance and type of project we are probably looking to a Classification of **Unlisted** Type Action.

### 13.0 PERMITS AND APPROVALS

1. At this time Permit or Approval needed are the following:
  - a. County of Dutchess or State Department of Health permit for well and septic.
  - b. Building Permit

**Closing:** This report constitutes the summary of all document and data collected and currently available, in regard to the New Building Project, additional investigations and testing are needed before there is a full understanding of the new proposed site conditions, and to additional environmental impacts.

Thank you for the opportunity to assist you in this matter. Please feel free to call me directly at (518) 540-4922 with any questions, comments or requests for further clarification.

Sincerely,



Pasquale Marchese, AIA – LEED AP BD+C  
Architect – Senior Project Manager

**14.0 EXHIBITS****EXHIBITS****EXHIBIT A:**

Amenia Town Road Inventory

**EXHIBIT B:**

Amenia Town Road Maps

**EXHIBIT C:**

Meeting Minutes - Program Kick-Off 11-17-2022

**EXHIBIT C.1:**

Current Fleet Chart

**EXHIBIT D:**

Topographic Survey – 02-01-2023

**EXHIBIT E:**

Proposed Site Layout - Renderings

**EXHIBIT F:**

Proposed Building Plan Layout – Elevation - Renderings

**EXHIBIT F.1:**

Proposed Salt Storage Shed Plan Layout – Elevation

**EXHIBIT G:**

Preliminary Probable Construction Cost

**EXHIBIT H:**

NYSDEC EAF Mapper Summary Report

**EXHIBIT A:**

Amenia Town Road Inventory

**TOWN OF AMENIA**  
**Town Road Inventory**

as of March 24, 2024

Road / Street Name	Length		# Lanes	FC
	Miles	Feet		
BENSONROAD	0.59	3,122	2	9
BENTON HILL ROAD	0.35	1,835	2	9
BENTON ROAD	0.24	1,261	2	9
BIRCH DRIVE	0.07	381	2	9
BORDEN LANE	0.15	783	2	9
BROADWAY AVE.	0.34	1,804	2	9
BUTTS HOLLOW ROAD	0.73	3,838	2	9
CASCADE MOUNTAIN ROAD	1.29	6,832	2	9
CASCADE ROAD	0.60	3,170	2	9
CLARK HILL ROAD	1.24	6,547	2	9
DEEP HOLLOW ROAD	2.25	11,886	2	9
DEPOT HILL ORAD	1.56	8,219	2	9
DUNN ROAD	0.14	719	2	9
EAST BROADWAY	0.06	307	2	9
FIREHOUSE ROAD	0.17	900	2	9
FLANAGAN HILL ROAD	0.19	994	2	9
FLINT HILL ROAD	1.27	6,690	2	9
FLOOD DRIVE	0.33	1,750	2	9
FOLAN ROAD	0.44	2,316	2	9
FURNACE BANK ROAD	0.22	1,143	2	9
GLENN AVENUE	0.20	1,054	2	9
HUCKLEBERRY ROAD	0.38	2,014	2	9
JOHN LANGO ROAD	0.11	571	2	9
KENNEL ROAD	0.75	3,982	2	9
KNIBLOE HILL ROAD	0.04	222	2	9
LAKE AMENIA ROAD	0.53	2,806	2	9
LANGO ROAD	0.11	591	2	9
LAVALLE ROAD	0.21	1,094	2	9
LINCOLN COURT	0.05	266	2	9

Road / Street Name	Length		# Lanes	FC
	Miles	Feet		
LITTLE GLENN AVE	0.07	360	2	9
LOWER POWDER HOUSE ROAD	0.24	1,245	2	9
MAIN STREET (WASSAIC)	0.10	505	2	9
MAY LANE	0.38	2,009	2	9
MECHANIC STREET	0.25	1,346	2	9
MIDWAY AVENUE	0.24	1,290	2	9
MORTON PLACE	0.09	475	2	9
MOUNTAIN VIEW ROAD	0.19	977	2	9
MYGATT ROAD	0.77	4,071	2	9
NELSON HILL ROAD	0.17	890	2	9
OAK DRIVE	0.14	764	2	9
OHANDLEY DRIVE	0.19	1,020	2	9
OLD CROSS ROAD	0.04	197	2	9
OLD NORTH ROAD	0.46	2,423	2	9
PERRYS CORNERS ROAD	1.49	7,846	2	9
POWDER HOUSE ROAD	0.51	2,686	2	9
PROSPECT AVENUE	0.52	2,765	2	9
RAILROAD AVENUE	0.39	2,048	2	9
RANDALL ROAD	1.09	5,753	2	9
SEPARATE ROAD	2.08	10,981	2	9
SHARON STATION ROAD	1.61	8,512	2	9
SHEFFIELD ROAD	0.38	1,993	2	9
TOWER HILL ROAD	1.92	10,135	2	9
UNDER MOUNTAIN ROAD	0.13	678	2	9
WASHINGTON COURT	0.06	329	2	9
WEST LAKE AMENIA ROAD	0.19	1,026	2	9
WILLOW LANE	0.36	1,900	2	9
WILSON EASTON ROAD	0.13	711	2	9
YELLOW CITY ROAD	1.72	9,098	2	9

Total Roads	58
Total Centerline Miles	30.83
Total Lane-Miles Total	61.66

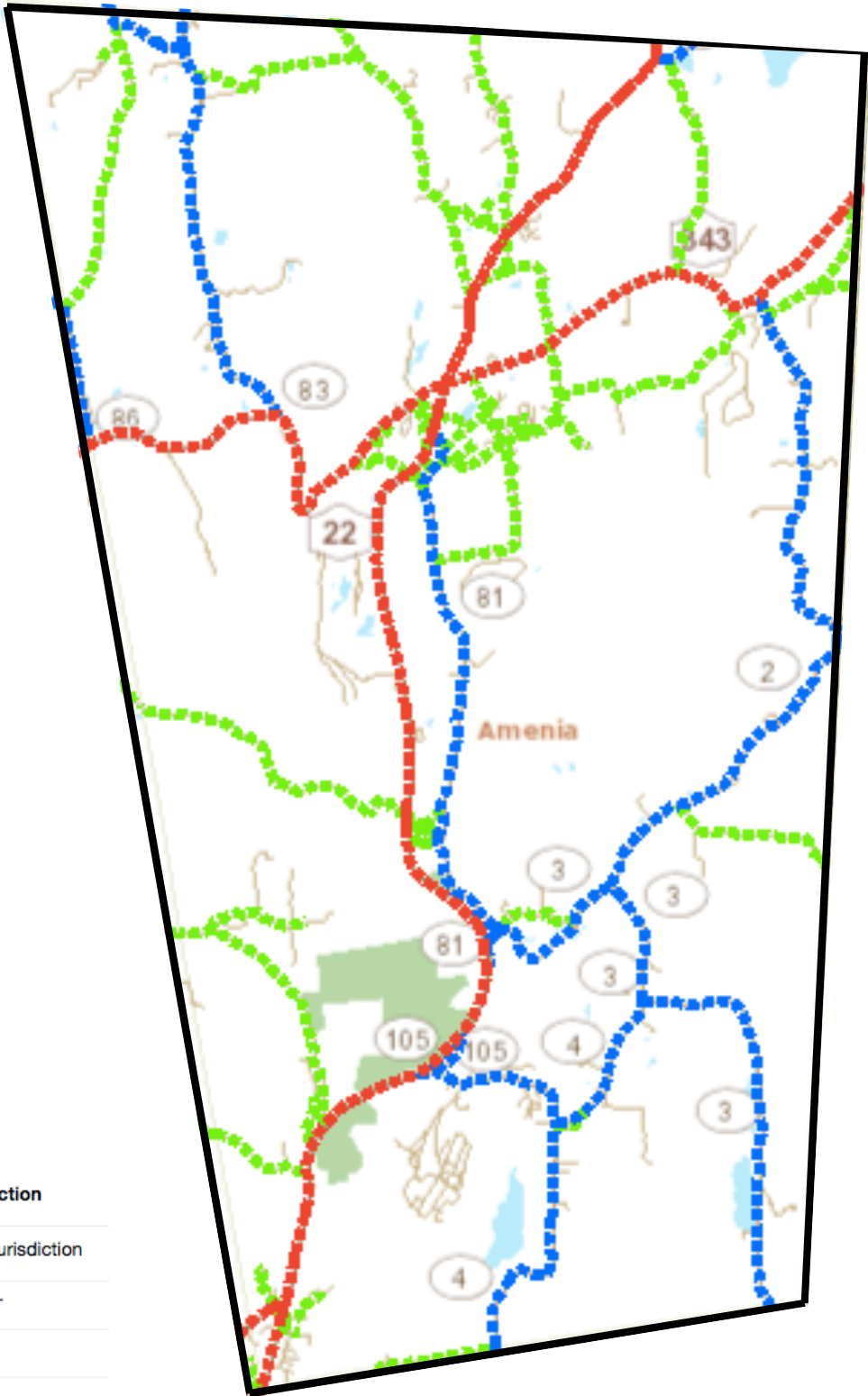
**EXHIBIT B:**

Amenia Town Road Maps



# TOWN OF AMENIA

## Town, County & State Roads



Maintenance Jurisdiction

Maintenance Jurisdiction

--- 01 NYSDOT

--- 02 County

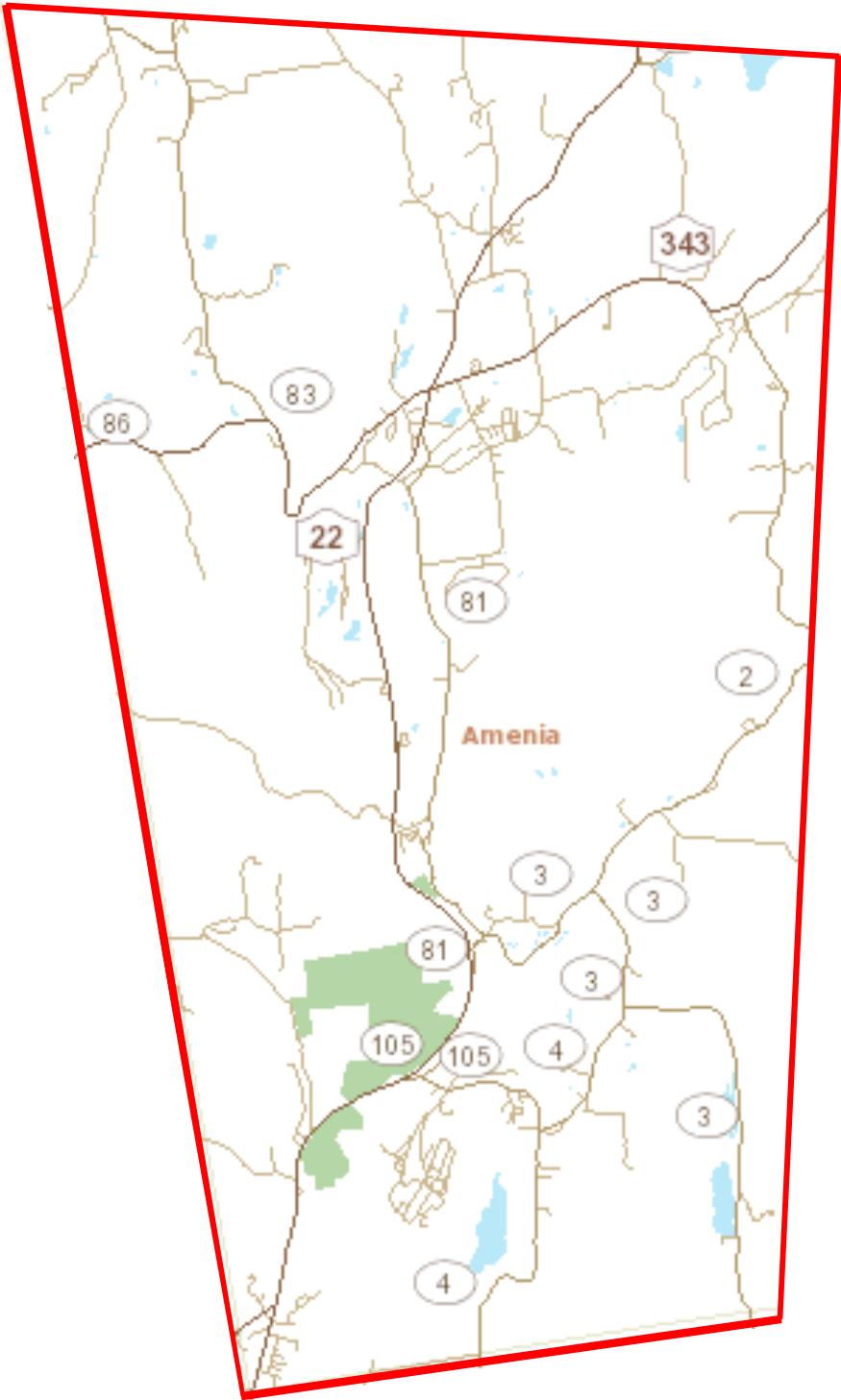
--- 03 Town

--- 04 City or village

--- 31 NYS Thruway

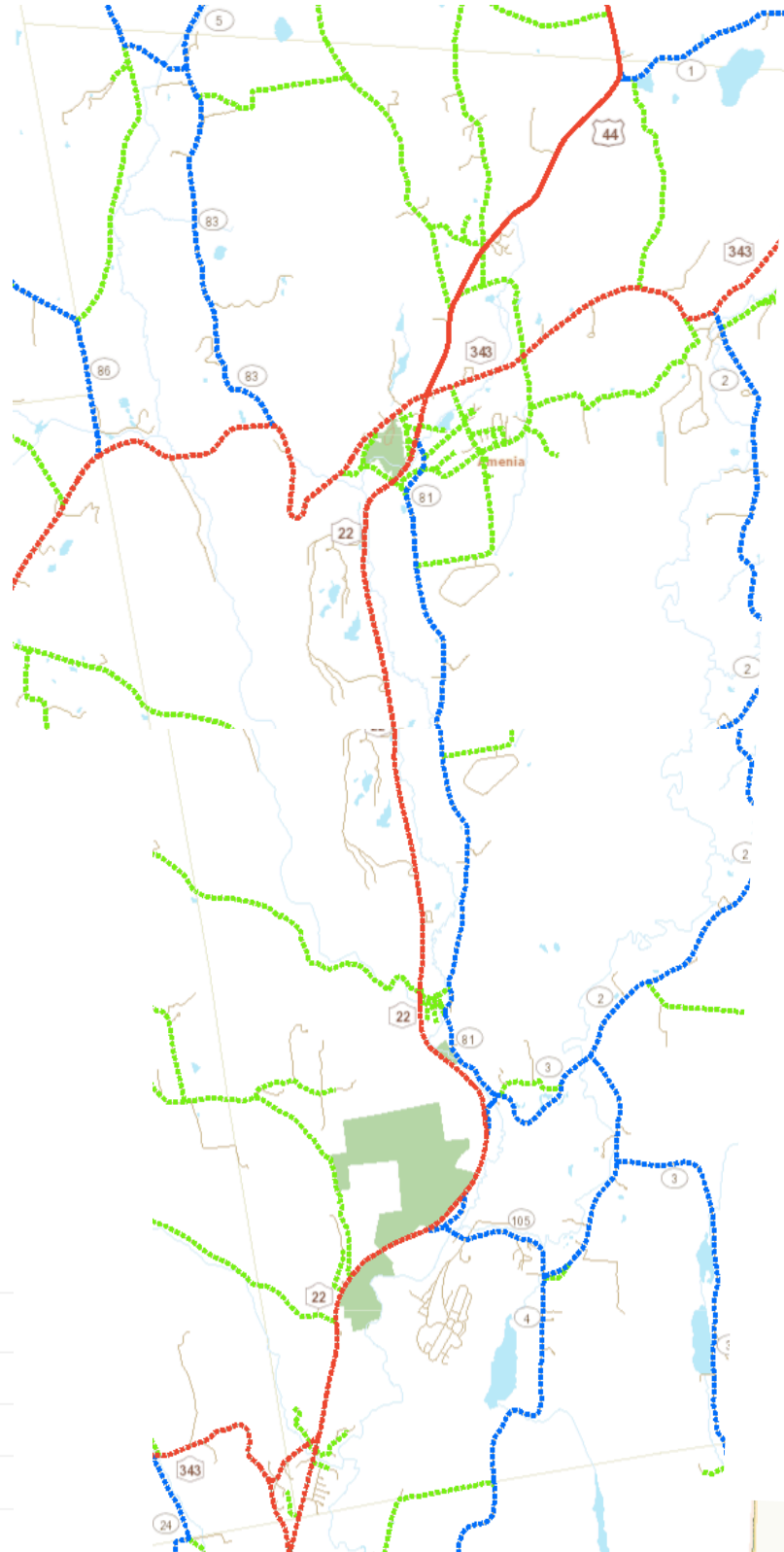
# TOWN OF AMENIA

## Town, County & State Roads



# TOWN OF AMENIA

## Road Maintenance Jurisdiction



Maintenance Jurisdiction

Maintenance Jurisdiction

01 NYSDOT

02 County

03 Town

04 City or village

31 NYS Thruway

**EXHIBIT C:**

Meeting Minutes - Program Kick-Off 11-17-2022



# TOWN OF AMENIA - HIGHWAY GARAGE & SALT STORAGE FACILITIES - FEASIBILITY STUDY

## Kick-Off Meeting – Meeting # 001

LaBella Project # 2223415

Location: Town of Amenia  
Town Hall  
4988 NY-22,  
Amenia, NY 12501

Date: November 17, 2022  
Time: 1:00pm

	Name	Company	Phone	Email
Attendees:	Victoria Perotti	Town of Amenia		
	Thomas Basile	Town of Amenia		
	Megan Chamberlin	Town of Amenia		
	Pasquale Marchese	LaBella Associates		

Purpose of the meeting is to review with the Town of Amenia Highway Garage and Salt Storage Facilities needs and preliminary concepts timeline.

### Scope Review

1. Based on the Conversation with the Town's Representative present at the Meeting, below are Items that should be included in the preliminary concept design of the Highway Garage and Salt Storage Facilities:
  - a) Pre-Engineered Metal Building/s.
  - b) 6 Bays with potential of all drive-thru bays
  - c) One Wash Bay
  - d) Concrete Radian Heat Floor
  - e) 2 Offices w/Bathroom
  - f) Drivers/Mechanics Bathrooms/Showers/Locker-room
  - g) Staff Break Room
  - h) Storage
  - i) Area for overnight stay (5 coats)
  - j) Heating and Cooling (Propane)
  - k) Oil Separator
  - l) Well and Septic Systems
  - m) Fire Suppression System
  - n) Possible Lift



- o) Back-up Generator
- p) Salt Storage (Salt and Sand)
  - i) Mixing Area if Possible
- q) Fuel Station w/Above Ground Tank

### **Budget Review**

1. At this Time no Budget Allocation was Discussed
2. It is in the Intention of the Town to evaluate Possible State/Federal Grants and Incentives available

### **Schedule Review**

1. No Schedule was Discussed at this time

### **Review of Outstanding Action Items**

1. N/A

### **New Items**

1. Supervisor Perotti will send Site Information (Survey- See Attached)
2. Highway Superintendent Chamberlin will provide existing Town Highway Fleet to size the New Highway Garage (See Attached)

### **NEXT MEETING**

TBD

The preceding minutes represent the author's understanding of the matters discussed and decisions reached. If there are any corrections, clarifications, or additions to be made to these minutes, please contact the sender at either 518-540-4922 or pmarchese@labellapc.com within five business days of issuance.

Respectfully submitted,

LABELLA ASSOCIATES, D.P.C.

Pasquale Marchese, AIA – LEED APBD+C

Senior Project Manager

Cc: All Attendees

**EXHIBIT C.1:**

Current Fleet Chart

	MODEL	YEAR	MAKE	MODEL	DRIVE TRAIN	TYPE	(MPG)	ODOMETER	CLASS	GVWR	FUNCTION	
X = STORED INSIDE GARAGE	YEAR	PURCHASED			TYPE	OF FUEL		READING		Wt./Sts./lgth		
<b>TOWN OF AMENIA HIGHWAY FLEET</b>												
INTER 7500 4X4 CAB & CHASSIS dump body (6 wheel 4 x 4) (with plow)	X	2018	2019	INTER	7500 4x4	6 CYLINDER	DIESEL	10	8,500	HEAVY DUTY	21827	Plow/Dump
INTER CAB & CHASSIS DUMP BODY (6 WHEEL )4 x 4 (with plow)**WITH WING	X	2006	2006	INTER	551	6 CYLINDER	DIESEL	8	25,237	HEAVY DUTY	28500	Plow/Dump
INTER DUMP WITH PLOW - 6 wheel (6 WHEEL)(with plow)	X	2004	2004	INTER	7400	6 CYLINDER	DIESEL	8	44,300	HEAVY DUTY	10620	Plow/Dump
NAVISTAR, INC. INTER with CAB & CHASSIS 7500 6X4 SF 537 - (10-wheel)(with plow) **WITH WING	X	2013	2013	INTER	750	6 CYLINDER	DIESEL	8	33,390	HEAVY DUTY	31000	Plow/Dump
MACK DUMP - (10-wheel)WITH**(WING) GRANITE (with plow)	X	2008	2008	MACK	GU7	6 CYLINDER	DIESEL	8	46,248	HEAVY DUTY	31520	Plow/Dump
DODGE RAM DUMP TRUCK - 4 x 4 (with plow)		2015	2015	RAM	C55	6 CYLINDER	DIESEL	10	28,036	MED DUTY	7667	Plow/Dump
DODGE 2500 PICK-UP - 4 x 4 (with plow)		2004	2008	DODGE	R25	8 CYLINDER	GAS	15	116,066	LIGHT DUTY	5669	Plow
TOYOTA TACOMA - 4 x 4	X	2006	2019	TOYOTA	TAC	4 CYLINDER	GAS	26	128,559	LIGHT DUTY	3755	Pick-up
FORD PICK-UP WITH SNOW PLOW - 4 x 4 F-350		2019	2018	FORD	F-350	8 CYLINDER	DIESEL	10	N/A	LIGHT DUTY	7242	Plow
DODGE RAM CHASSIS 5500 - 4 x 4(with plow)		2020	2020	RAM	X6	6 CYLINDER	DIESEL	10	8,136	HEAVY DUTY	10500	Plow/Dump
DODGE RAM 2500 - 4 x 4		2022	2022	RAM	2500	8 CYLINDER	GAS	12.4	364	MED DUTY	6129	Plow
BACKHOE CASE - 4 x 4		2006	2006	CASE	580M	4 CYLINDER	DIESEL		1666 hrs.	HEAVY DUTY	14567	loads trucks
GRADER		2008	2008	VOLVO	G930	6 CYLINDER	DIESEL		2411 hrs.	HEAVY DUTY	38520	Road work
LOADER	X	2010	2010	JOHN DEERE	544k	6 CYLINDER	DIESEL		2590 hrs.	HEAVY DUTY	20249	loads trucks

ADDITIONAL LARGE EQUIPMENT NOT INCLUDED IN ABOVE LIST: (1) HAMM ROLLER, (1) ROLLER, (2) JOHN DEER MOWER TRACTORS, (1) GRADALL EXCAVATOR, (1) KUBOTA KX 121-3 EXCAVATOR, (2) FLATBED TRAILERS, (10) LARGE PLOW ATTACHMENTS, (1) BRUSH CHIPPER, AND VARIOUS ADDITIONAL ATTACHMENT EQUIPMENT.



**EXHIBIT D:**

Topographic Survey – 02-01-2023



AMENIA

22

ROUTE 22

0 150 300 ft

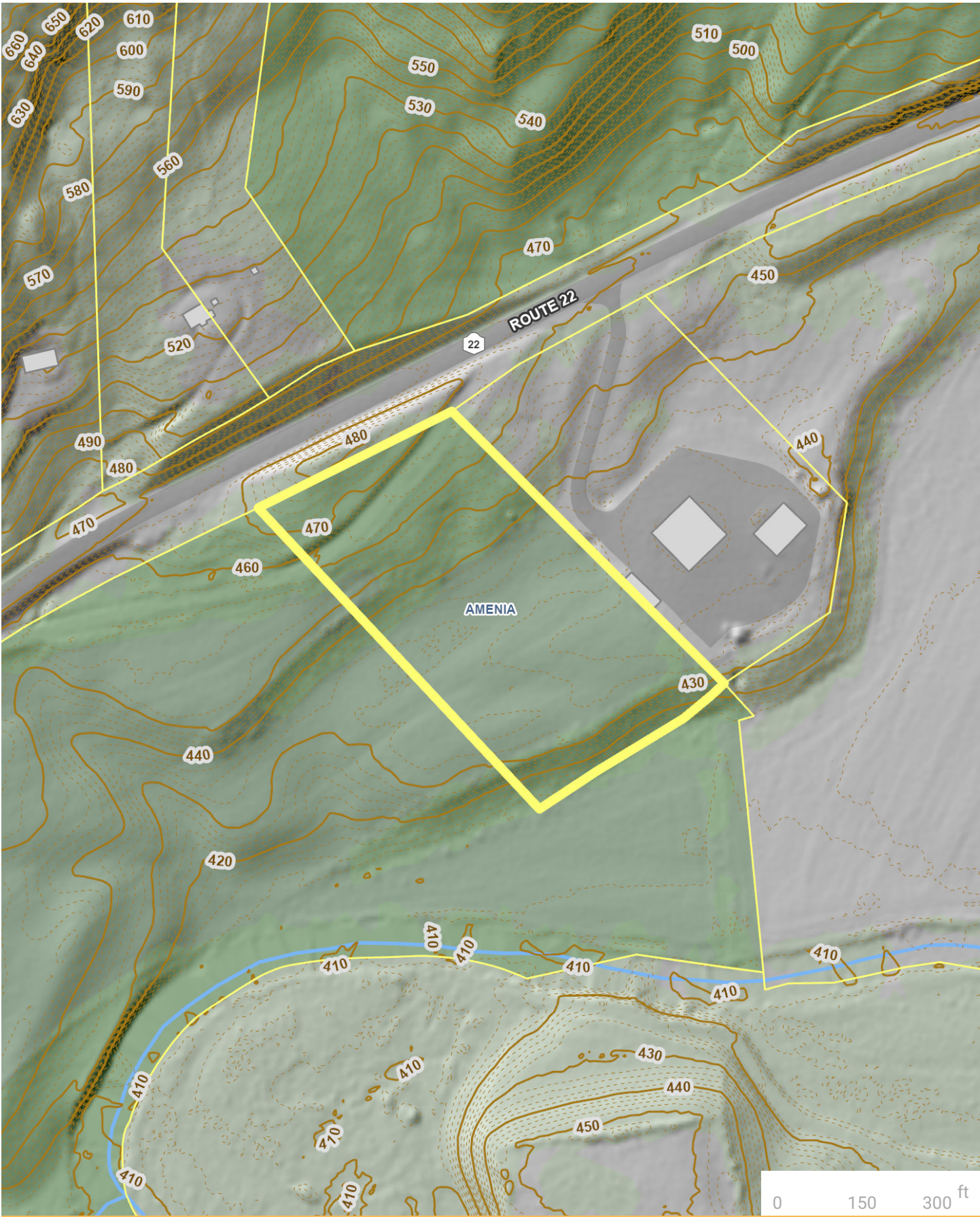


Parcel #: 132000-7064-00-823855-0000

Amenia, NY

Printed By:  
ParcelAccess

N  
ParcelAccess  
3/23/2024



**Parcel #: 132000-7064-00-  
823855-0000**

Amenia, NY

Printed By:  
ParcelAccess

N

ParcelAccess  
3/23/2024

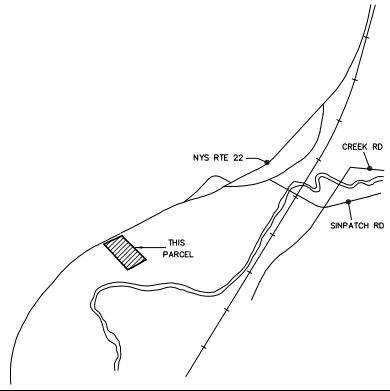


Dutchess County  
New York

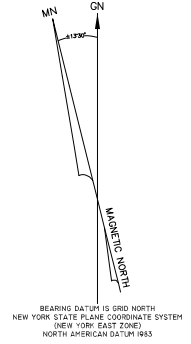
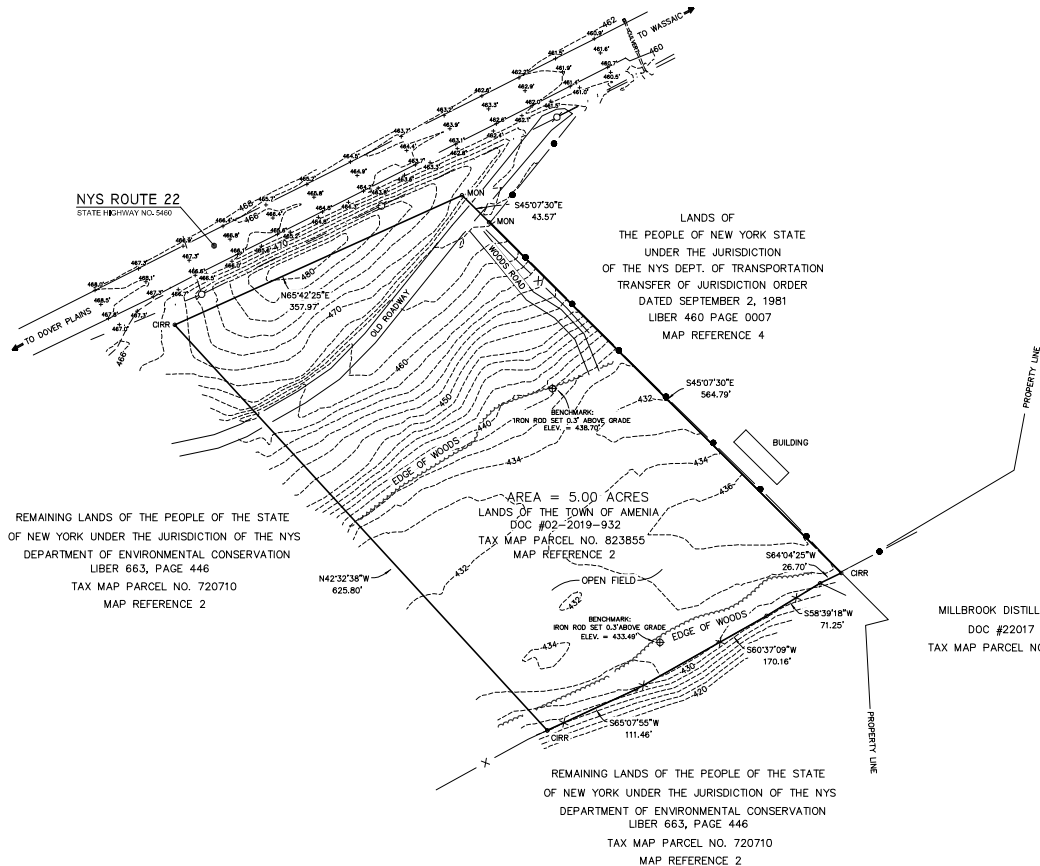
NOTES:

1. PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS/RIGHTS OF WAY AND/OR RESTRICTIONS OF RECORD.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
3. SOURCE OF TITLE IS LISTED AS DOCUMENT 02-2019-932.
4. MEASUREMENTS SHOWN ARE GROUND DISTANCES.
5. CONTOUR INTERVAL IS 2-FOOT. ELEVATIONS ARE NAVD88 AND DERIVED FROM GNSS OBSERVATION.
6. BOUNDARIES ARE SHOWN IN ACCORDANCE WITH MAP REFERENCE 6 BELOW.

TOPOGRAPHIC SURVEY PREPARED FOR  
**TOWN OF AMENIA**  
 TOWN OF AMENIA  
 DUTCHESS COUNTY, NEW YORK



LOCATION SKETCH



LEGEND

CIRR	CAPPED IRON ROD RECOVERED
X	BOXWIRE FENCE
—	OVERHEAD UTILITY LINE
o	UTILITY POLE
MON	CONCRETE MONUMENT
—	CHAIN LINK FENCE
48.2'	SPOT ELEVATION
⊕	BENCHMARK

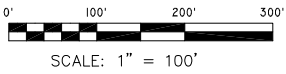
REMAINING LANDS OF THE PEOPLE OF THE STATE OF NEW YORK UNDER THE JURISDICTION OF THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION LIBER 663, PAGE 446  
 TAX MAP PARCEL NO. 720710  
 MAP REFERENCE 2

AREA = 5.00 ACRES  
 LANDS OF THE TOWN OF AMENIA  
 DOC #02-2019-932  
 TAX MAP PARCEL NO. 823855  
 MAP REFERENCE 2

REMAINING LANDS OF THE PEOPLE OF THE STATE OF NEW YORK UNDER THE JURISDICTION OF THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION LIBER 663, PAGE 446  
 TAX MAP PARCEL NO. 720710  
 MAP REFERENCE 2

MILLBROOK DISTILLERY LLC  
 DOC #22017 1612  
 TAX MAP PARCEL NO. 968871

- MAP REFERENCES:
1. SUBDIVISION MAP, LANDS OF THE STATE OF NEW YORK, WASSAIC STATE CAMPUS, TOWN OF AMENIA, COUNTY OF DUTCHESS, STATE OF NEW YORK, PREPARED BY GURLEY ENGINEERING, SURVEYING AND MAPPING GROUP, P.C., DATED MARCH 1, 2000 AND LAST REVISED OCTOBER 2, 2000. FILED IN THE NYS OFFICE OF GENERAL SERVICES IN ALBANY, NY AS OGS MAP NO. 1870.
  2. MAP OF LANDS TO BE ACQUIRED UNDER "THE PARK AND RECREATION LAND ACQUISITION BOND ACT" BY TRANSFER OF JURISDICTION (WASSAIC STATE SCHOOL LANDS) PROJECT, DUTCHESS 14.1, DATED SEPTEMBER 3, 1963 PREPARED UNDER THE DIRECTION OF NORMAN J. VAN VALKENBURGH, FOREST SURVEYOR FILED IN THE NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION IN ALBANY, NY AS DEC MAP NO. 6196.
  3. MAP OF A PORTION OF THE GERTRUDE S. WRIGHT FARM INCLUDING ALL LANDS WEST OF THE RAIL AND EAST OF STATE HIGHWAY NO. 5460 IN TOWN OF AMENIA, DUTCHESS CO., NY PREPARED UNDER THE DIRECTION OF J.S. BIXBY, DISTRICT 8 OF THE NYS DEPARTMENT OF PUBLIC WORK DATED OCTOBER 1946.
  4. NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY, WASSAIC MAINTENANCE SITE, DUTCHESS COUNTY, MAP I-T, PARCEL NO. 4, DATED SEPTEMBER 3, 1981, FILED IN THE NYS OFFICE OF GENERAL SERVICES IN ALBANY, NY AS OGS MAP NO. 1785.
  5. NEW YORK STATE DEPARTMENT OF TRANSPORTATION DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY, WASSAIC MAINTENANCE SITE, DUTCHESS COUNTY, MAP NO. 3, DATED JULY 16, 1979.
  6. BOUNDARIES SHOWN PER A MAP ENTITLED "SURVEY MAP OF LANDS TO BE ABANDONED BY THE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, PURSUANT TO SECTION 30-A OF THE PUBLIC LANDS LAW, PROJECT, DUTCHESS 14.1-C, SITUATE IN LOT 36 - GREAT NINE PARTNERS PATENT, BEING IN THE TOWN OF AMENIA, COUNTY OF DUTCHESS, STATE OF NEW YORK, DESIGNATED AS A PORTION OF "WASSAIC MULTIPLE USE AREA" PREPARED BY DANIEL J. RUSSELL AND DATED FEBRUARY 9, 2018.



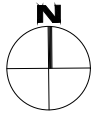
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING THE EMBOSSED SEAL AND SIGNATURE OF A LICENSED LAND SURVEYOR IS A VIOLATION OF SEC. 7209, SUBDIV. 2 OF THE NEW YORK STATE EDUCATION LAW.

SURVEY BY:  
 DUSTIN H. JAMES, PLS  
 NY LICENSE NUMBER 051169  
 CRANFORD & ASSOCIATES ENGINEERING & LAND SURVEYING, P.C.  
 4411 ROUTE 9, SUITE 200, HUDSON, NY 12534  
 TELEPHONE: (518) 828-2700  
 DATED: FEBRUARY 1, 2023



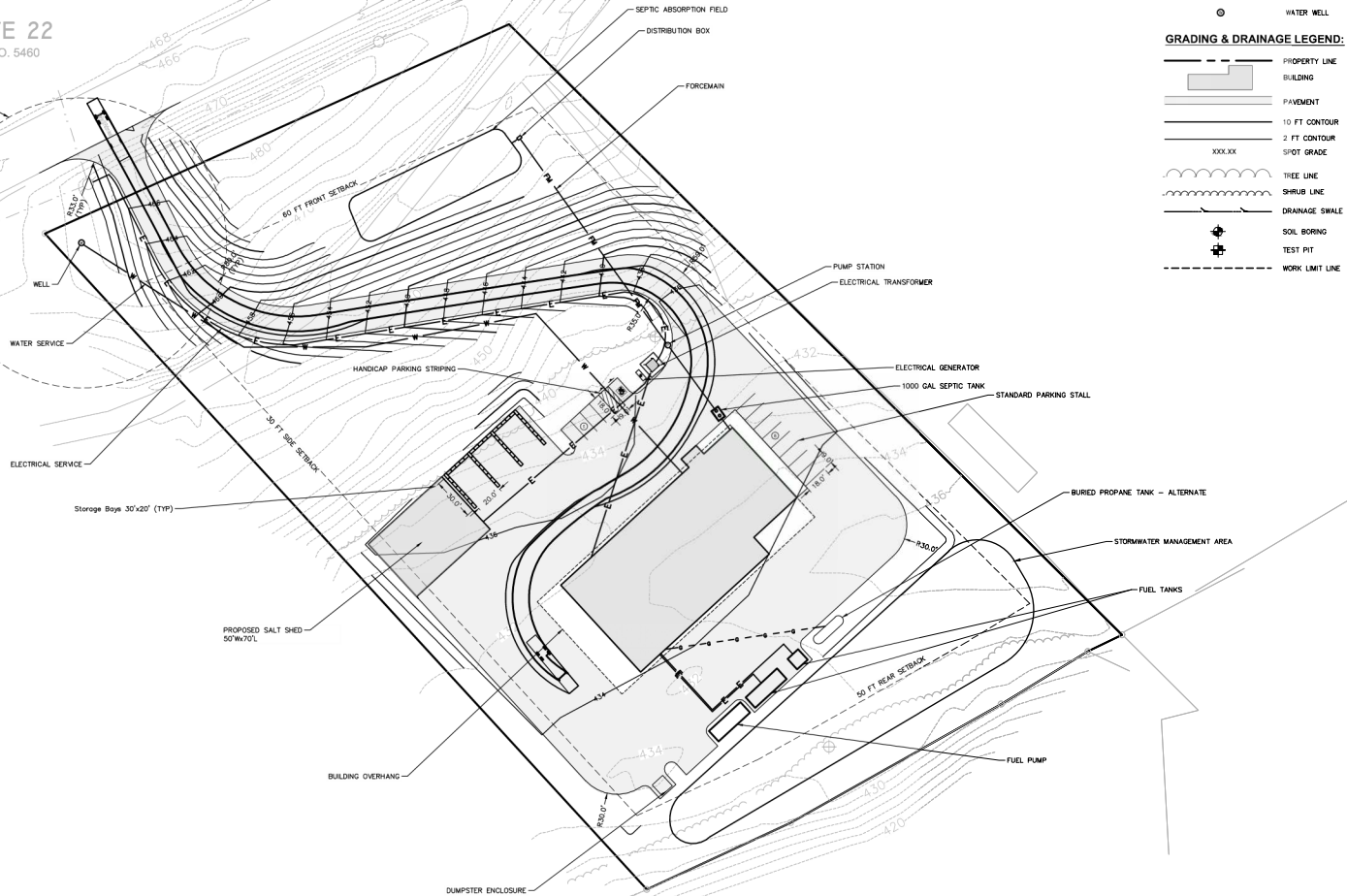
**EXHIBIT E:**

Proposed Site Layout – Renderings



NYS ROUTE 22  
STATE HIGHWAY NO. 5460

100 FT WELL SETBACK



**SITE LEGEND:**

- PROPERTY LINE
- - - SETBACK LINE
- ▭ BUILDING
- ▬ PAVEMENT
- +— ROAD CENTER LINE
- ⊖ PARKING COUNT

**UTILITY LEGEND:**

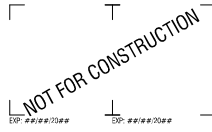
- S — SANITARY SEWER LINE
- FM — FORCE MAIN
- W — WATER LINE
- E — ELECTRIC LINE
- G — GAS LINE
- ⊙ WATER WELL

**GRADING & DRAINAGE LEGEND:**

- ▭ PROPERTY LINE
- ▭ BUILDING
- ▬ PAVEMENT
- 10 FT CONTOUR
- 2 FT CONTOUR
- XXX.XX SPOT GRADE
- ~ TREE LINE
- ~ SHRUB LINE
- +— DRAINAGE SWALE
- ⊕ SOIL BORING
- ⊕ TEST PIT
- - - WORK LIMIT LINE



4 British American Boulevard  
Latham, NY 12110  
518-439-8235  
labellapc.com



CERTIFICATE OF AUTHORIZATION NUMBER:  
PROFESSIONAL ENGINEERING: 0116281  
LAND SURVEYING: 011916  
GEOLOGICAL: 010750

It is a violation of New York Education Law, Art. 145 Sec. 2700 & 2717 Sec. 7027, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter in any way, or to be responsible for the work of an architect, engineer, or land surveyor, in altering, the drawing, architect, engineer, or land surveyor shall affix to the firm that seal and register, above, by followed by their signature and date of such alteration, and a specific description of the alteration.

© 2023 LaBella Associates

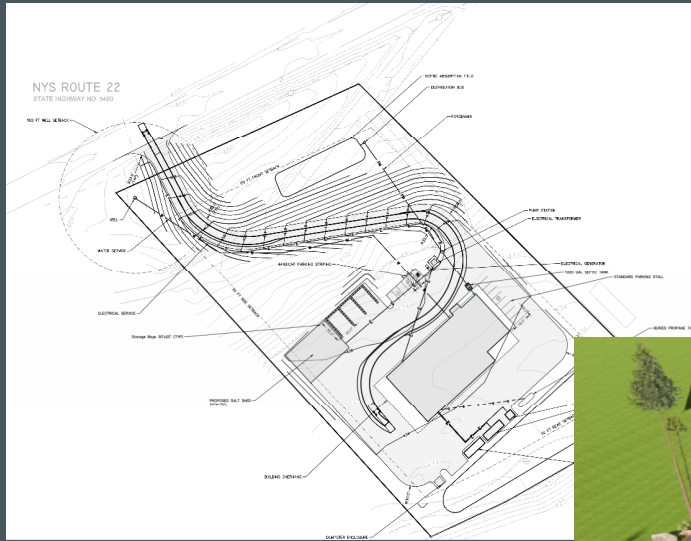
**TOWN OF AMENIA**  
4988 ROUTE 22  
AMENIA, NY 12901

**DEPARTMENT OF PUBLIC  
WORKS BUILDING**

PROJECT NUMBER:	2223415
DRAWN BY:	ZL
REVIEWED BY:	KW
ISSUED FOR:	CONCEPT - NOT FOR CONSTRUCTION
DATE:	April 28, 2023
DRAWING NAME:	CONCEPTUAL SITE LAYOUT
DRAWING NUMBER:	

1  
6-1 CONCEPTUAL SITE LAYOUT  
SCALE: 1" = 40'

# CONCEPT SITE DESIGN

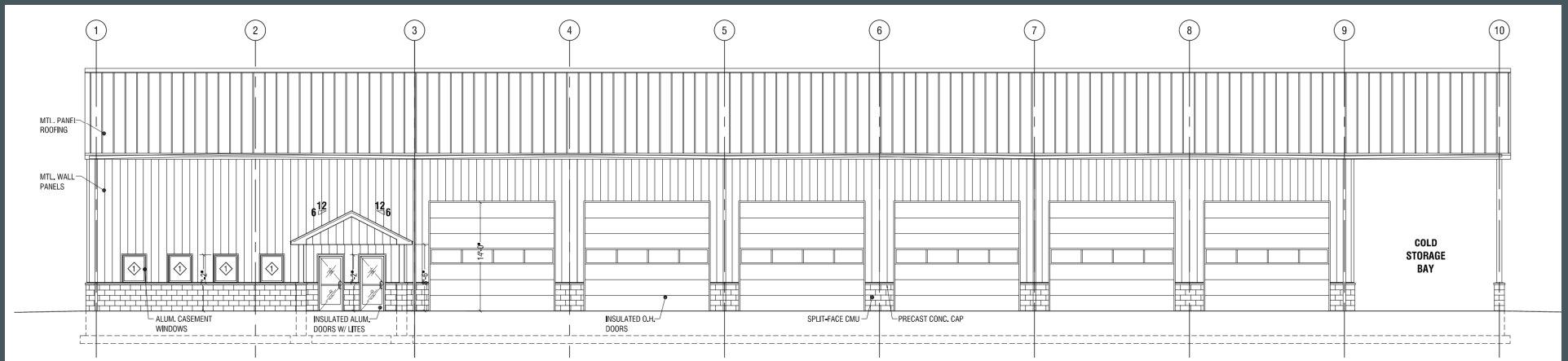


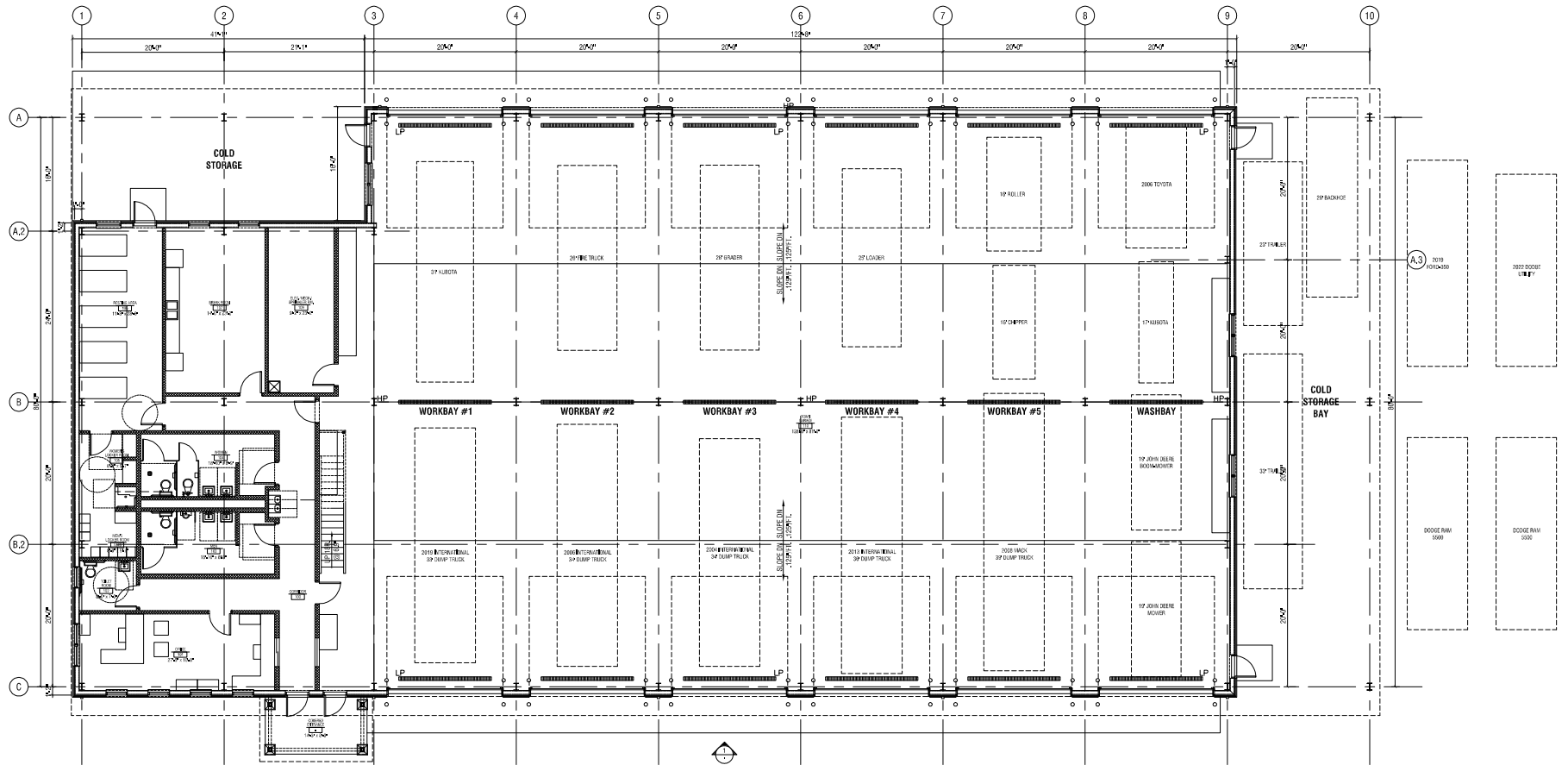
**EXHIBIT F:**

Proposed Building Plan Layout – Elevation - Renderings

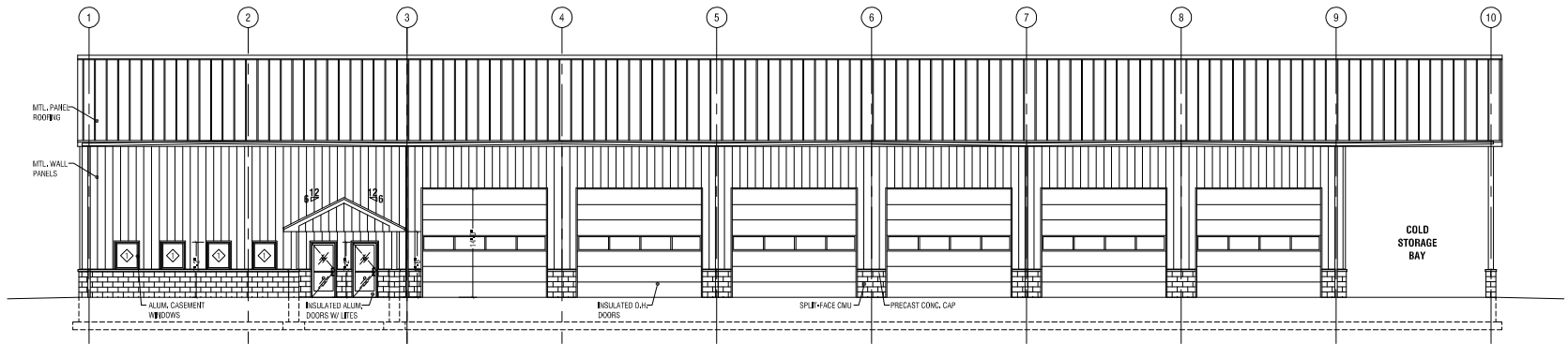


# CONCEPT BUILDING DESIGN - ELEVATION





2 FIRST FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



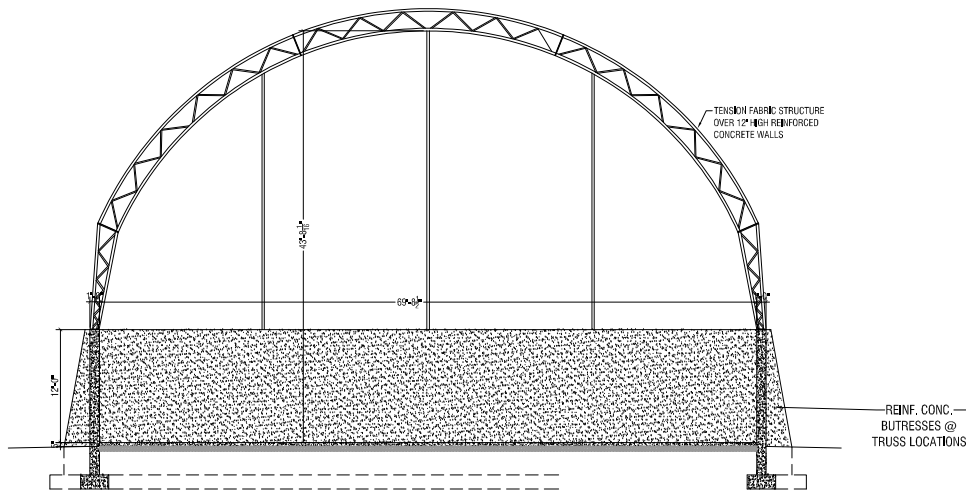
1 FRONT ELEVATION  
 SCALE: 3/16" = 1'-0"

**EXHIBIT F.1:**

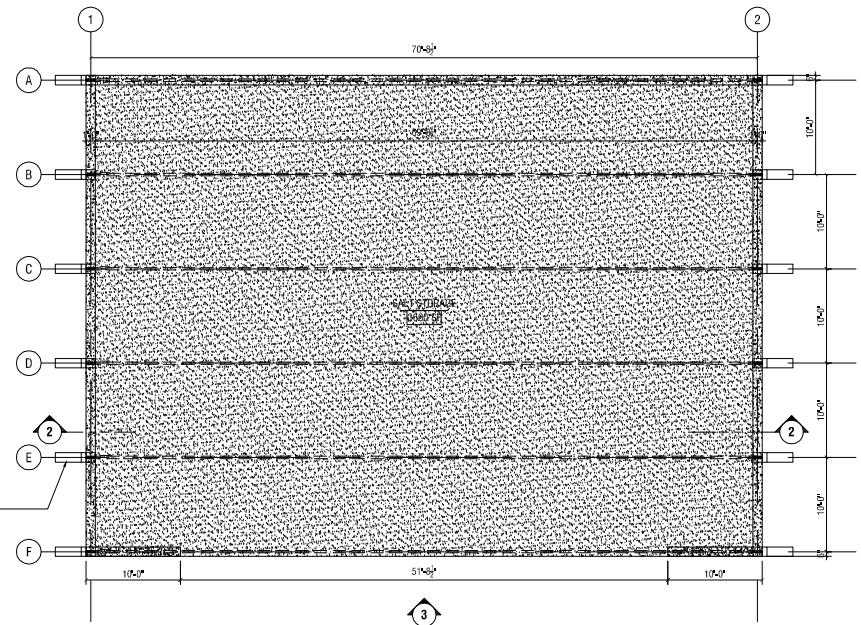
Proposed Salt Storage Shed Plan Layout – Elevation



3 EXAMPLE PICTURE  
SCALE: N.P.S.

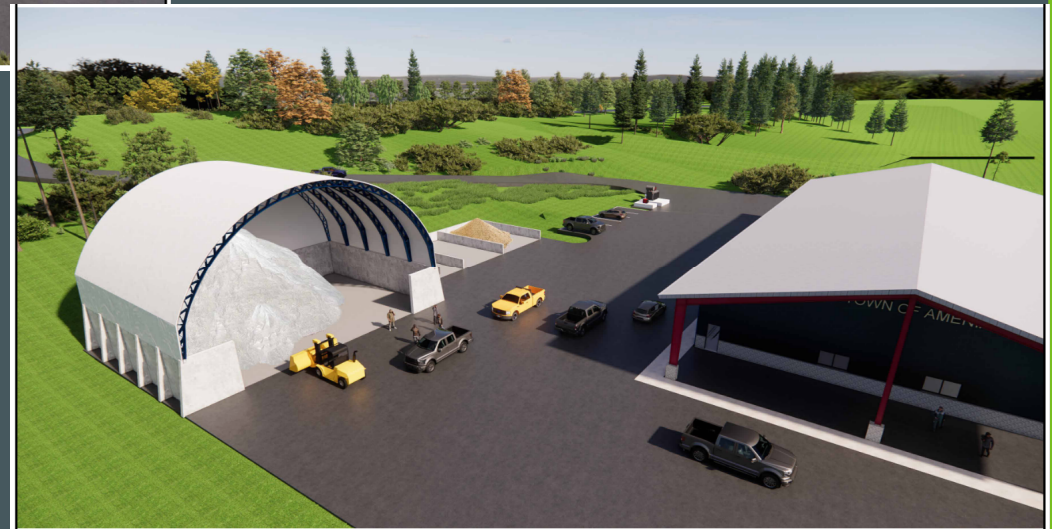
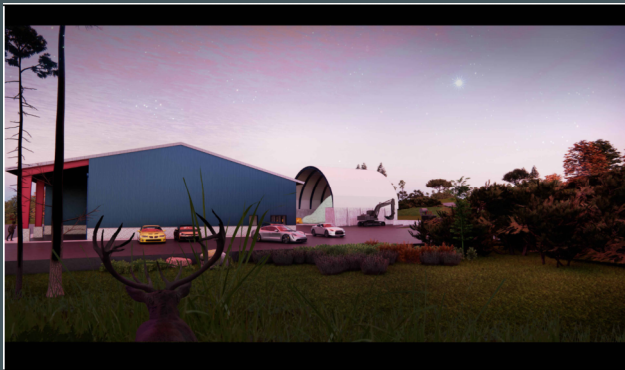


2 LATERAL SECTION  
SCALE: 3/16" = 1'-0"



1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

# CONCEPT BUILDING DESIGN - RENDERING



**EXHIBIT G:**

Preliminary Probable Construction Cost

**Town of Amenia**

Dutchess County NY

**Highway Garage & Salt Shed**

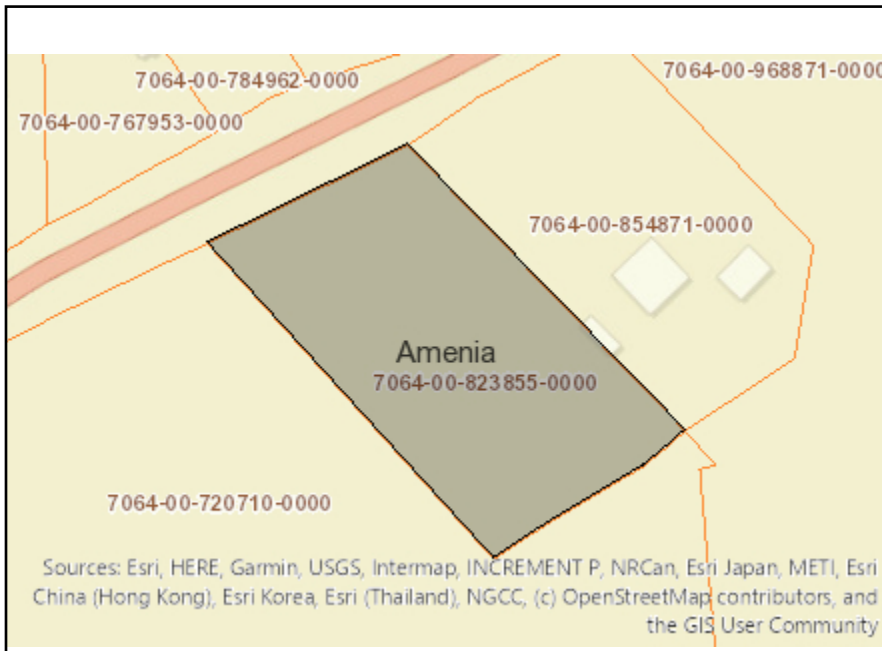
Concept Probable Costs Estimate

LaBella Project No. 2223415							18-May-23
Items	Descriptions	Base Cost	Escalation 8% (2) Years	Design Contingency 10%	Construction Contingency 10%	Incidental Contingency 10%	Total Cost
Site	Site Improvements	\$701,050.00	\$56,084.00	\$70,105.00	\$70,105.00	\$70,105.00	\$967,449.00
	Site Clean-up						
	Erosion & Sediment Control						
	Earthmoving						
	Pavement						
	Septic						
	Well						
	Underground Utilities Conduit						
Building	Main Building	\$2,750,000.00	\$220,000.00	\$275,000.00	\$275,000.00	\$275,000.00	\$3,795,000.00
	Foundations						
	Building Shell (Doors & Windows)						
	Interior Work (Office-Bathrooms)						
	Interior Work (Breakroom-Rest Area)						
	Plumbing						
	Electrical (including Generator)						
	Mechanical						
Salt Shed	Pre-Engineered Salt/Sand Storage Shed	\$185,000.00	\$14,800.00	\$18,500.00	\$18,500.00	\$18,500.00	\$255,300.00
	50'-0" x 75'-0"						
Fuel Island	Town Vehicle Fuel Island Pumps	\$395,000.00	\$31,600.00	\$39,500.00	\$39,500.00	\$39,500.00	\$545,100.00
	Diesel and Gas						
Fire Suppr	Fire Suppression Tank	\$220,000.00	\$17,600.00	\$22,000.00	\$22,000.00	\$22,000.00	\$303,600.00
	Estimate 20,000 gallons						
Solar System	Roof Mounted Solar Panels	\$100,000.00	\$8,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$138,000.00
	Allowances to be verified for Load						
Design Fees	A/E Services						\$329,000.00
	<b>TOTAL</b>	<b>\$4,351,050.00</b>	<b>\$348,084.00</b>	<b>\$435,105.00</b>	<b>\$435,105.00</b>	<b>\$435,105.00</b>	<b>\$6,333,449.00</b>

**EXHIBIT H:**

NYSDEC EAF Mapper Summary Report





**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	DUTC021
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No