

# RENNIA ENGINEERING DESIGN, PLLC

## CIVIL & ENVIRONMENTAL ENGINEERING

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June 21, 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 applications for Site Plan Approval for Phase 2 – Manor House Service Yard and Phase 6 – Delamater Cottage of the ARP. Phase 1 – Gate House and Cabins were previously approved on 7/12/2023 and is not proposed to be modified by this application.

### **Engineering Comments**

Our office has received the Engineering Review Comments via email from Rhode, Soyka & Andrews, P.C., dated June 12, 2024, our office offers the following responses:

#### **General**

1. Resolved.
2. Commented noted. A copy of Dutchess County Department of Behavioral and Community Health (DCBCH) approvals will be provided when obtained.
3. Commented noted. A copy of the NYSDEC approval will be provided to the Planning Board when obtained.
4. The plans have been reviewed for inconsistencies and revisions were made to address conflicts between the proposed landscaping and drainage infrastructure. Resolved.
5. As requested, revised wastewater calculations for Phase 6 Delamater Cottage Restoration have been developed and are included with this submission. The proposed lodging use will generate less wastewater than the previously proposed restaurant use.

#### **Phase 6**

1. Comment noted.
2. The owners are working on Historic tax credits for the eligible building renovations, which will be reviewed to a higher standard than the SEQRA review for the project. Our office is working on obtaining a letter from SHPO to address this.
3. Resolved.
4. Resolved.
5. The plans have been revised to include additional fixtures to improve the proposed lighting, while maintaining the historic and rural character of the development.
6. The Grading Utility Plan was revised to show the soil testing locations and results.

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Phase 2

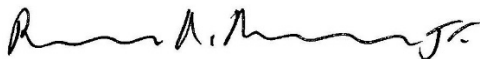
1. The parking and loading areas were revised to more closely match the existing layout and to preserve trees. A new Vehicle Maneuvering Exhibit has been developed to show maneuvering for a single Unit box truck with a 30-foot wheel base. A copy of this exhibit has been included with this submission.
2. The dumpster area has been included on the plans, generally in the same area that is currently utilized. Front loading truck maneuvering for access to the dumpster area has been provided. Typically, the dumpster is dumped twice per week, on Tuesdays & Fridays, between 2 and 4 in the afternoon. Recycling pickup is Friday afternoon.
3. The gravel staging and contractor area has been revised to indicate 21 parking spaces, show portable toilets, and to show temporary electric to the office trailer. It is intended to provide the new landscape screening along Route 343 during phase 2 so the landscape installation timing will line up with the formation of the temporary construction staging area.
4. The proposed driveway culverts have been labeled. The entrance configurations have been revised to allow for a minimum of 40-feet from the edge of the public roadways to the gate locations to allow for a delivery vehicle to stop off the roadways while awaiting access should the gates be closed. Paving apron details have been incorporated for the replacement county road entrance off Leedsville Road and the Town of Amenia road entrance for the access at Yellow City Road. The dimensioned distance of the proposed paving is now indicated on the site plan.
5. With regard to the parking adjacent to Yellow City Road, two cross sections have been developed and included in the attached Parking Area/Sight Line Exhibit. These exhibits demonstrate that the existing grades, proposed landscaping and restored stonewall will screen parked cars headlights from impacting Yellow City Road.
6. The inconsistencies between the dimensions table and plan labels have been corrected and the inlets were added.
7. The landscaping was generally adjusted to eliminate conflicts with the stormwater piping and swales.

Attached for your review and approval please find the following items:

- Troutbeck Phase 6 updated Wastewater Design Calculations
- Truck Maneuvering Exhibit, sheet 1 of 1, dated 6/21/24
- Parking Area/Sight Line Exhibit, sheet 1 of 1, dated 6/19/24
- Troutbeck – Manor House - Phase 2 Site Plan Set, sheets 0-12, dated 2/20/2024, last revised 6/21/2024, (4 – 11"x17", 3 Full Size)
- Troutbeck Manor House Conservatory and Loading area Addition, revised elevations (7 – 11"x17")
- Troutbeck – Delamater Cottage - Phase 6 Site Plan Set, sheets 0-7, dated 2/20/2024, last revised 6/21/2024 (4 – 11"x17", 3 Full Size)

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

Sincerely,



Richard Rennia, Jr., P.E.  
Principal