



TOWN OF AMENIA

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TOWN OF AMENIA PLANNING BOARD

Resolution # 1 for 2025

RESOLUTION GRANTING SITE PLAN APPROVAL

January 8, 2025

WHEREAS, pursuant to Town of Amenia Zoning Law ("Zoning Law") §121-68D, Troutbeck Holdings, LLP ("Troutbeck" or the "Applicant") applied to the Town of Amenia Planning Board ("Planning Board") for Site Plan Review approval of a modified Phase 8 of its approved adaptive reuse plan (the "ARP") for the preservation of the historic character and the reuse and expansion of the use of buildings and property located at 515 Leedsville Road in the Town of Amenia, Dutchess County, New York (Tax Parcel # 132000-7267-00-227675) (the "Project Site"); and

WHEREAS, Troutbeck has submitted information to the Planning Board in support of the modified Phase 8 of the ARP (collectively, the "Application") including:

1. Land use application;
2. SEQRA Consistency Analysis and Table;
3. Short Environmental Assessment Form;
4. Agricultural Data Statement;
5. Project Summary Narrative and Data Table;
6. Site Plans, dated August 26, 2024, last revised November 25, 2024; and
7. Stormwater Pollution Prevention Plan-(SWPPP), dated October 7, 2024, last revised November 25, 2024; and

WHEREAS, Phase 8, as shown on the Site Plans, includes redevelopment of the existing Wellness Barn and Pool Area and the reconfiguration of the existing gravel parking area that was included in Phase 6 of the ARP; and

WHEREAS, on December 7, 2024 the Planning Board opened a duly-noticed public hearing on the Application as required by the Zoning Law and Town Law and closed the hearing on January 8, 2025 after providing the opportunity for public comment and considering any comment received; and

WHEREAS, the Planning Board referred the Application to the Dutchess County Planning Department ("DCPD") for a recommendation as required by NYS General Municipal Law § 239-m and the DCPD has responded that Application is a matter of local concern and provided no additional comments for the Planning Board's consideration; and

WHEREAS, as reflected in findings attached to this approval, the Planning Board has reviewed and considered all of the information in the Application submitted in support of Phase 8, as well as all of the comments received from other agencies and the public; and

WHEREAS, the State Environmental Quality Review Act and its implementing regulations in 6 NYCRR Part 617 (collectively, “SEQRA”) required the Planning Board to evaluate the potential environmental impacts of the Troutbeck ARP prior to taking any action on the project and, on November 10, 2021, the Planning Board established itself as the lead agency for conducting and coordinating the environmental review of the Project under SEQRA; and

WHEREAS, on July 12, 2023, as SEQRA lead agency the Planning Board completed its comprehensive, coordinated review of the ARP’s (and ARP Phase 1’s) potential environmental impacts under SEQRA and adopted a Negative Declaration concluding that the ARP and Phase 1 of the ARP would not have any significant adverse impacts on the environment; and

WHEREAS, thereafter, on that same date, the Planning Board granted a Special Use Permit to Troutbeck for the ARP pursuant to the Zoning Law; and

WHEREAS, as required by the Special Use Permit for the Troutbeck ARP, over 50% of the Project Site and the three historic buildings on the Site are protected by permanent easements held by the Town Amenia that were required by the Planning Board pursuant to the Zoning Law as part of the ARP; and

WHEREAS, the Planning Board has made and determined through the SEQRA Consistency Findings attached hereto and incorporated herein that the potential impacts of Phase 8 are consistent with the Negative Declaration adopted by the Planning Board with respect to the ARP; and

WHEREAS, pursuant to the Zoning Law, the Planning Board has made and determined through the Site Plan Review Findings attached hereto and incorporated herein that Phase 8 complies with the standards for Site Plan approval provided by the Zoning Law, as applicable; and

NOW, THEREFORE, BE IT RESOLVED, that based on the Application made pursuant to Article IX of the Zoning Law and NYS Town Law § 274-a, the Planning Board hereby grants Site Plan Review approval for Phase 8 of the ARP and approves the Site Plans for Phase 8 prepared by Rennia Engineering Design, PLLC dated August 26, 2024, last revised November 25, 2024 (the “Approved Site Plans”); and

BE IT FURTHER RESOLVED, that the Planning Board Chairman is authorized to sign the Approved Site Plans, certifying them as the Final Approved Site Plans, upon confirmation of:

1. A satisfactory resolution of any outstanding comments from the Planning Board’s Engineer, including providing an updated set of site plans based on those comments;
2. Payment to the Town of any and all outstanding escrow or other fees related to the Application;

3. Coverage under the New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activity; and
4. Receipt of any approvals from the Dutchess County Department Health (“DCDH”) for Phase 8 of the ARP; and

BE IT FURTHER RESOLVED, that based upon the Final Approved Site Plans as signed by the Chairman any required building permits may be issued for Phase 8; and

BE IT FURTHER RESOLVED, that no certificate of occupancy may be issued for Phase 8 before the following are provided:

1. Proof of any DCHD permit(s) required to operate the water supply, onsite wastewater treatment systems to service Phase 8; and
2. Proof of coverage under P/C/I SPDES General Permit GP-0-15-001 or issuance of an individual SPDES Permit, whichever the NYSDEC deems appropriate, for the onsite wastewater treatment facilities serving Phase 8; and
3. Confirmation by the Planning Board Engineer that all improvements shown on the Final Approved Site Plans with respect to Phase 8 have been fully installed or completed. To obtain such confirmation, the Applicant shall file with the Planning Board Engineer a complete set of certified as built plans and the written certification of a NYS licensed engineer that the improvements have been installed or otherwise completed in conformance with the Final Approved Site Plans with any deviations noted and explained. The as-built plan and certification will serve as the basis for a determination by the Planning Board Engineer that Phase 8 has been constructed in accordance with the Final Approved Site Plans, as may be amended; and

BE IT FURTHER RESOLVED, that in accordance with Zoning Law § 121-68(E): (1) this approval of the Project shall expire if Troutbeck fails to commence construction, to obtain the necessary building permits, or fails to comply with the conditions of this approval within 18 months of its issuance. The Planning Board may grant a one-time six-month extension; (2) this approval may be revoked by the Planning Board if Troutbeck violates the approval or its conditions or engages in any construction or alteration not authorized by the approval; (3) any violation of this approval or its conditions shall be deemed a violation of the Zoning Law and shall be subject to enforcement action; and

BE IT FURTHER RESOLVED, that a copy of this resolution shall be filed in the office of the Town of Amenia Town Clerk within five (5) days of the date of this resolution, and shall also be mailed to the Applicant within the same five (5) day period; and


BE IT FURTHER RESOLVED, that this resolution shall take effect immediately.

Motion by: *Ken Topolsky*
Second by: *Jamie Vitello*

The foregoing resolution was voted upon with all members of the Planning Board voting as follows:

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Robert Boyles, Jr. Chairperson	✓	_____	_____	_____
Nina Peek Deputy Chairperson	✓	_____	_____	_____
John Stefanopoulos	_____	_____	_____	✓
James Walsh	✓	_____	_____	_____
Walter Dietrich	✓	_____	_____	_____
Kenneth Topolsky	✓	_____	_____	_____
Jamie Vitiello	✓	_____	_____	_____

Dated: January 8, 2025
Amenia, New York



Judith Westfall, Secretary
Town of Amenia Planning Board