

**TOWN OF AMENIA  
PLANNING BOARD SPECIAL WORKSHOP  
THURSDAY, FEBRUARY 22, 2007**

PRESENT: Chairman George Fenn  
Tony Robustelli  
Jay Dedrick  
Nina Peek  
Bill Flood  
Gina Mignola  
  
Mike Soyka

ABSENT: James Walsh

**SPECIAL MEETING:**

**SILO RIDGE - DEIS -PRESENTATION BY STERN ARCHITECTS:**

Michael Dignacco representing Silo Ridge introduced to the Planning Board, the new architect for Silo Ridge, Joel Mendelson of Robert A.M. Stern Architects, LLP of New York City.

Mr. Mendelson started off by saying this model is in the very early stages. He then proceeded to go over the model and try to explain what their firm has planned. They looked at the Master Plan and felt strongly that buildings shape spaces and that the buildings should work together to form intricate spaces. They looked to tighten the plan up and shift things around, however there will be the same number of units just pulled in tighter. The density was shifted. Protecting the view shed from the top of Delavergne Hill was a priority. The architect has tried to drop all buildings below the site line. A New England commons/Town Square feel is planned for the main part of the project with some convenience retail. Parking will be hidden as much as possible on the site. There will be Three story buildings – 10' per floor with units at the top with dormers. Dave Reagon asked the there was building up the slopes. Mr. Mendelson stated they were pulling these units down out of the green areas. The tree line should be kept even. There will be a road for emergency vehicles to go around the project along with walking paths. A gatehouse will be at the entrance. Mr. Mendelson stated that Chazen would be working closely with the team at Stearns.

Dan Leary stated that the DEIS needs to be rewritten. Nina Peek suggested that they treat the DEIS, the front part, the proposed action as what it was originally and take out all reference to preferred alternative and make this alternative instead of the one that is in there, there is a resort nodal and fully develop that then the DEIS will be really clean. No mention up front of the TND. Dan Leary agreed.

Michael Dignacco said the winery was still in the plans for the project as well as the units on the top of Delavergne Hill. Mr. Mendelson added that his firm was rethinking what type of units would best

suit the site. Robert A. Stern Architects employs over 200 people and they are working with many clients. Nina Peek felt that the plan was well thought out.

Mr. Mendelson then invited everyone present to take a closer look at the model from a low view point. This way you could get a sense of how the project would look from different vantage points.

Meeting adjourned.

Respectfully submitted,

Susan M. Metcalfe  
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on February 22, 2007 and are not to be construed as the final official minutes until so approved.

\_\_\_\_\_ Approved as read

\_\_\_\_\_ Approved with: deletions, corrections and additions