

MOTION TO CONSIDER PROJECT A TYPE 2 ACTION was made by Jim Walsh and seconded by Tony Robustelli.

ALL IN FAVOR – MOTION CARRIED.

MOTION TO REFER APPLICATION TO DUTCHESS COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT was made by Nina Peek and seconded by Jim Walsh

ALL IN FAVOR – MOTION CARRIED.

Maplebrook Dining Hall 5142 Route 22
Site Plan Amenia, NY

Ken Hale discussed the site plan package that was in front of the board. He explained that the proposed dining hall would be completely separate from the existing dining hall and its location on site. The dining hall is not expected to increase enrollment so the school is not adding additional parking, other than some new handicapped accessible spaces and spaces for kitchen staff. Discussion focused on the application package and whether a public hearing would be required. Michael Hayes stated that he would review the materials and the Planning Board would make a decision at the March 3 meeting, if a public hearing would be required. Ken Hale discussed the desire to move forward in a timely manner so they can be ready to start construction when funding is secure. He said he would talk to Lana regarding being placed on the agenda of the next Planning Board meeting.

Silo Ridge Time Extension Route 22
Request Amenia, NY

Dan Leary stated that his client requires a renewal and extension of the Special Use Permit and Master Development Plan approval for the Silo Ridge Resort Community. The approval is currently extended through June 25th, 2011. Dan Leary discussed what progress has been made on the project. The MOU is currently being negotiated and the applicant is currently in contact with two conservation organizations in relation to the conservation easement. The building program is close to being finalized so that the site plan and subdivision applications can move forward. The applicant is requesting a 24 month extension for the next renewal. Dan Leary stated that he believes it will take two years to meet the list of conditions and have building permits in place. Discussion continued over the need for a 24 month rather than the 12 month extension that had been sought previously.

MOTION TO EXTEND SPECIAL USE PERMIT AND MASTER DEVELOPMENT PLAN TO 24 MONTHS made by Jim Walsh and seconded by Tony Robustelli.

- Tony Robustelli - Y
- Peter Clair – Y
- Norm Fontaine - Y
- Larry Moore - N
- Nina Peek - Y
- Jim Walsh – Y

Following the vote, Dan Leary requested that the Planning Board attorney prepare a formal resolution granting the 24 month extension. Michael Hayes will draft a resolution and circulate via email to the Board and the Applicant in advance of the March 3, 2011 Planning Board Meeting. The Board can take action on March 3, 2011, which would require a revote.

Lippincott/Cawley Limited Development Tower Hill Road
2-Lot Subdivision Amenia

Michael Hayes prepared a draft resolution for approval of the 2 –lot subdivision. Mr. Hayes reviewed the draft resolution with the planning board.

Jim Walsh stated his concern that the approval of this application would set a precedent. Michael Hayes explained the logic of resolution, and detailed the specific set of circumstances that form the basis for the approval of this application. Discussion ensued. For this approval to set a precedent, future applications would have to meet all of the specific criteria/circumstances that were satisfied as part of this application.

Other Matters:

Nina stated that a projector was donated for the use of the Planning Board and other town boards/committees. She suggested that in the future, the planning board think about accepting less paper copy applications (for example two file copies and one hard copy for the Chairman) and instead, requested digital files from applicants that would be emailed to the Board members and also projected during Planning Board meeting discussions. To do this it would require the Planning Board amending its application requirements. Several members of the board found this agreeable. Nina will discuss with Lana.

Respectfully submitted,

Sunny McCool
Planning Board Secretary