

**TOWN OF AMENIA
PLANNING BOARD WORKSHOP
THURSDAY, JULY 27, 2006**

PRESENT: George Fenn
Jay Dedrick
Tony Robustelli
Eliot Soroka
Gina Mignola

ABSENT: William Flood
James Walsh

Chairman George Fenn opened the meeting at 7:30 P.M.

The Board briefly discussed Broken Horseshoe – 7-lot subdivision in Wassaic. Broken Horseshoe was not present for this meeting.

SAND & STONE ASSOCIATES, LLC – 87 LOT SUBDIVISION – ROUTE 22, WASSAIC, NY
Rich Renna of Morris Associates represented Sand and Stone Associates. He briefly stated that on 191.8 acres in the RM zone, Sand and Stone Associates would like to divide 87 – two family homes. This is bordered by the Ten Mile River with approximately 42 acres of flood plain. The 191.8-acre line also borders May Lane on the south, the railroad on the east and Route 22 on the west. Presently the acreage are cornfields. Each lot is approximately 40,000 sq. ft. which are about 1-acre lots. NYS Sanitary Law would require the project have central water and central sewer. Storm water would discharge into the Ten Mile River. The layout would be one main entrance off Route 22 with an emergency access into the project.

Chairman Fenn stated that the Town does not want maintenance for the roads. Mr. Renna stated that the project would have to a road maintenance agreement for the homes; however, the roads would be built to Town specifications.

There is a cemetery on the property. It would not be disturbed.

A letter dated July 27, 2006 from CAC; David Reagon was given to Mr. Renna for him to note the questions raised by the CAC concerning this project. The project is in the Dover School District and the Wassaic Fire District.

It was suggested that the applicant also look at cluster design.

Mr. Rennia presented the EAF to the Board. A letter from the owner, along with escrow of \$5000, contract, maps for all concerned parties, and an EIS will be needed along with the scoping document and statement. Chairman Fenn stated that this project would be passed along to the various consultants for their concerns.

The meeting was closed at 8:30 PM

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a workshop meeting held on July 27, 2006 and are not to be construed as the final official minutes until so approved.

Approved as read

Approved with: deletions, corrections and additions