

**TOWN OF AMENIA
PLANNING BOARD MEETING
THURSDAY, AUGUST 4, 2006**

PRESENT: Chairman George Fenn
Eliot Soroka
Tony Robustelli
Jay Dedrick
James Walsh

ABSENT: William Flood
Gina Mignola

Chairman George Fenn opened the meeting at 7:04 P.M.

REGULAR MEETING

BROKEN HORSESHOE – 7-Lot Subdivision – Benson Road, Wassaic, NY

Harry Bly represented the applicant. Michael Budzinski, engineer of the project, was also present. Chairman Fenn began by stating that Michael Soyka had not signed off on the project however Mr. Bly has had discussions with him. Mr. Bly has also been working with the BOH. Mr. Bly and Mr. Budzinski went over the survey maps page by page and discussed them with the Board. Mr. Bly stated that Mr. Soyka's letter of March 24 all the issues had been addressed by the applicant.

Jim Walsh felt that it should be stated on the Mylar that the Homeowners Association will maintain the private road, however the road will be build to town specifications.

Eliot Soroka wanted to make sure that John Ryan, the Town's Landscape Engineer would look over the plans to see if there should be landscaping along the front of the project. Mr. Bly will get together with Mr. Ryan and develop a plan that will be suitable for all concerned.

SAND & STONE ASSOCIATES – 87-Lot Subdivision, Route 22, Wassaic, NY

Mr. Hulihan representing Sand & Stone, Kevin Brown and Paul Sharlow, Environmental Attorney's along with a representative of Morris & Associates spoke to the Board.

Chairman Fenn spoke regarding an error on the EAF form, page 3 – regarding the number of lots and two-family units. The number was 174 and it should have been 87. This was corrected and signed off by the Attorney present for the applicant. Eliot Soroka asked if these units were going to be modular and was answered, it was not known yet.

MOTION TO CONSTITUTE THE PLANNING BOARD AS LEAD AGENCY was made by Jim Walsh, seconded by Eliot Soroka.

VOTE TAKEN – ALL IN FAVOR

Chairman Fenn and the Attorney for the applicant went over the list of parties on the circulation list.

MOTION TO APPROVE THE MINUTES FROM THE MEETINGS OF MAY 25, 2006; JUNE 1, 2006; AND JULY 13, 2006 was made by Eliot Soroka, seconded by Jay Dedrick

VOTE TAKEN – ALL IN FAVOR

MOTION TO APPROVE THE MINUTES OF JUNE 29, 2006 WITH ONE CORRECTION was made by Eliot Soroka, seconded by Jay Dedrick

VOTE TAKEN – ALL IN FAVOR

Meeting adjourned at 7:55 P.M.

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The forgoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on August 4, 2006 and are not to be construed as the final official minutes until so approved.

Approved as read
 Approved with: deletions, corrections and additions.