

**TOWN OF AMENIA
PLANNING BOARD MEETING
THURSDAY, SEPTEMBER 7, 2006**

PRESENT: Chairman George Fenn
Tony Robustelli
Jim Walsh
Gina Mignola
Eliot Soroka
Bill Flood
Michael Hayes, Attorney

ABSENT: Jay Dedrick

Chairman George Fenn opened the meeting at 7:00 P.M.

PUBLIC HEARING –

CROP PRODUCTIONS – SITE PLAN – ROUTE 343, AMENIA, NY

Motion to open the Public Hearing was made by Tony Robustelli, seconded by Jim Walsh.

VOTE TAKEN – ALL IN FAVOR

Harry Bly represented the applicant. It was noted that a check for the escrow account was received by the Bookkeeper for the Town of Amenia for \$1,000.00. Mr. Bly after posting some maps spoke to the Board. The applicant wishes to construct a new building on the site of the agricultural business. The business has been in existence for over 50 years. This site had been served by the railroad and is now served by trucks. A long form EAF was circulated to concerned agencies. The NYSDOT will be changing the Rail Trail crossing and we have dealt with them concerning our entrances. There are presently two entrances and it was decided that one would better suit the needs. This was decided by the Dutchess County DPW and the County Planning Department as well as NYSDOT. We have been working with John Ryan, Landscape Architect and have come up with a blend of both plans that he had submitted. The pole barn will have metal siding and there will be new smaller signage.

PUBLIC COMMENTS

Mr. Meil, the property owner of the adjoining property, asked what was being done with the screening between the two properties. Mr. Bly met with Mr. Ryan and he was not able to have his comments here at this time. There was a concern with Norway spruce as they grow so high and need to be thinned from time to time. Mr. Ryan will be letting me know what would be suitable screening for this site. Mr. Rappleyea wanted perpetual care for these trees. Mr. Bly feels that whatever the outcome, it would need to be confirmed by the Planning Board. Michael Hayes told the Planning Board that a variance was granted from ZBA to allow expansion of building space and rear set back line with certain conditions. One of these conditions was that the applicant and all successive owners provide and maintain a healthy screening cover. Mr. Bly will speak with

Mr. Ryan and come to a successful conclusion after the landscaping plans have been reviewed by the Planning Board. Tom Werner asked if on the Rail Trail side there was going to be a fence. Mr. Bly stated that there would be no fence. He showed Mr. Werner on the map. Mr. Bly stated that this had been discussed with the DPW from Dutchess County and they had no problems with Crop Productions using this. Michael Hayes felt a formal letter be sent from DPW stating that there is no problem with Crop Productions using part of the property owned by the Rail Trail. Eliot Soroka asked about the apron for the entrance. Mr. Bly stated that they would asphalt 60 feet back from the road. Mr. Hayes felt this should not be approved until Mr. Ryan and Crop Productions have settled the landscaping plan. A special meeting will be held September 21, 2006.

MOTION TO CLOSE THE PUBLIC HEARING was made by Tony Robustelli, seconded by Eliot Soroka

VOTE TAKEN – ALL IN FAVOR

MOTION TO SET A SPECIAL MEETING SEPTEMBER 21, 2006 FOR CROP PRODUCTIONS was made by Eliot Soroka, seconded by Bill Flood

VOTE TAKEN – ALL IN FAVOR

REGULAR MEETING –

BROKEN HORSESHOE – 7 LOT SUBDIVISION, BENSON ROAD, WASSAIC, NY

Harry Bly represented Broken Horseshoe. Mr. Bly presented the Board with a letter from Stanley Whitehead and a letter from John Marvin, Attorney in regards to the driveway issue indicating the terms that were agreed upon. Michael Hayes had spoken to Steve Patterson, Attorney and Mr. Patterson felt that this matter had not been settled; however, felt that it would be settled. The landscape plans have been sent to John Ryan for his review. Hopefully he will contact Mr. Bly this week. Michael Hayes stated that the Homeowners Association must submit the road maintenance agreement for review as well.

SILO RIDGE-HIGHER GROUND – SITE PLAN – DEIS PRESENTATION, ROUTE 22, AMENIA, NY

Dan Leary, Attorney, and Mike Hammond, representative from Chazen represented Silo Ridge-Higher Ground. The DEIS was submitted this afternoon. There will be a special meeting set for September 21, 2006. At that time there will be an overview of the project and bring the Board up to date. Mike Soyka, Ted Fink and John Ryan will be sent copies of the DEIS tomorrow.

SAND & STONE – AMENIA SUBDIVISION – 87 LOT SUBDIVISION, ROUTE 22, WASSAIC, NY

Bob Hulihan represented Sand & Stone. They are taking into consideration clustering and asked for a copy of the Town's guidelines. Ms. Anguin provided Mr. Hulihan with the research she had done. She called Ted Fink and he will fax the resolution. Due to the accident in the Town Hall, the Town Clerk is missing some of the Resolution Books. They are either in storage, have gone to be cleaned or have been destroyed. Mr. Hulihan was given the Greenway Connection Book and the local law resolution referring to Greenway that is often mentioned when doing clustering. A check

was received for \$5000. for the escrow account by the bookkeeper, however the signed contract still needs to be received.

MOTION TO APPROVE THE MINUTES OF THE MEETINGS OF JULY 27, 2006 AND AUGUST 4, 2006 was made by James Walsh, seconded by Tony Robustelli

VOTE TAKEN – ALL IN FAVOR

MOTION TO APPROVE THE MINUTES OF AUGUST 31, 2006 WITH ONE CORRECTION was made by James Walsh, seconded by Tony Robustelli

VOTE TAKEN – ALL IN FAVOR

MOTION TO CLOSE THE MEETING was made by James Walsh, seconded by Gina Mignola

VOTE TAKEN – ALL IN FAVOR

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 September 7, 2006 and are not to be construed as the final official minutes until so approved

Approved as read
 Approved with: deletions, corrections and additions