

**TOWN OF AMENIA
PLANNING BOARD SPECIAL MEETING
THURSDAY, SEPTEMBER 21, 2006**

PRESENT: Chairman George Fenn
Gina Mignola
Jay Dedrick
Tony Robustelli
Eliot Soroka
John Ryan, Landscape Architect

ABSENT: Bill Flood
Jim Walsh

Chairman George Fenn opened the meeting at 7:05 P.M.

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

Harry Bly represented the applicant and presented to the Board a copy of the site plan with amendments, a copy of the proposed entrance closure plan, the landscape plan and a copy of the letter from Dutchess County DPW. He stated that all concerns the Town Engineer had were addressed. He then went over what John Ryan, Landscape Architect had suggested and all parties had agreed to the vegetation. The layout is fine and will include White Pine, Douglas Fir, Black Spruce and Blue Spruce. All vegetation will be planted on Crop Production land. The letter from DPW stated they would have no problem with Crop Productions using the property with conditions. These conditions they stated in their letter. (letter attached to file copy).

MOTION TO DECLARE THE PLANNING BOARD LEAD AGENCY FOR AN COORDINATED REVIEW FOR POSSIBLE SEQRA PROPOSED ACTION was made by Gina Mignola, seconded by Jay Dedrick

VOTE TAKEN – ALL IN FAVOR

Board reviewed the Long EAF.

MOTION TO MAKE A NEGATIVE DECLARATION WITH RESPECT TO PROPOSED POTENTIAL IMPACTS OF THE PROPOSED ACTION was made by Tony Robustelli, seconded by Gina Mignola

VOTE TAKEN – ALL IN FAVOR

MOTION TO ACCEPT THE 05/18/06 PLAN FOR PROPOSED ENTRANCE CLOSURE; THE 09/05/06 SITE PLAN AND THE 09/19/06 LANDSCAPE PLAN (subject to alteration of species of trees approved by John Ryan, Landscape Architect) AND TO GRANT FINAL APPROVAL was made by Tony Robustelli, seconded by Gina Mignola

VOTE TAKEN – ALL IN FAVOR

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

Nancy Vlahos with Chazen Companies stated that they were presenting alternative plans and how they will fit in with the DEIS and the SEQRA review process. Mike Hammond spoke to the Board and went over the project. The project has reduced the number of units to 659, which are 30 less units. It will consist of a championship golf course, eliminated the access point from Route 44, a courtyard hotel with parking underneath, a waste water treatment plant, on the loop there will be no residential units, adding a winery, and pulled the village, clustering it near the hotel. Brian Idle presented to the Board a computer generated picture of what the hotel would look like. The first phase would have between 80-100 rooms. There will be two levels of parking behind the Clubhouse. Gina Mignola asked if the project would be a private golf course. Mr. Idle assured her this would still be a public course. The winery would be the gateway to the property. This course is an Ernie Els Course and the Lead Designer is Greg Letchey. Dan Leary stated that they would be meeting with Michael Hayes and Mr. Russell regarding the Zoning issues. Chairman Fenn asked about the road width. Mr. Leary stated they would comply with Town specs concerning emergency vehicles. They have already met with Sean Howard regarding this issue. The Homeowners Association will maintain the sewer and water system. Mike Soyka and possibly Ted Fink will be at the workshop next week. Chairman Fenn asked about affordable housing, possibly some employee housing could be made available.

Meeting closed at 8:35 P.M.

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board Special Meeting held on September 21, 2006 and are not to be construed as the final official minutes until so approved.

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