

**TOWN OF AMENIA
PLANNING BOARD SPECIAL MEETING
THURSDAY, SEPTEMBER 28, 2006**

PRESENT: Chairman George Fenn
Tony Robustelli
Bill Flood
Eliot Soroka
Mike Soyka
Julie Munoz
Maryann Johnson, representing Ted Fink's Office

ABSENT: Gina Mignola
James Walsh
Jay Dedrick

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

B.J. MURPHY – LOT LINE ADJUSTMENT, DEPOT HILL, AMENIA, NY

Mr. Murphy represented himself. He wanted to go back to the original lines on the lot (deed), however since there was only 9/10th of an acre this could not be done.

ALYSON BENNETT – LOT LINE ADJUSTMENT, DEPOT HILL, AMENIA, NY

No show

JOSEPH DUCILLO – LOT LINE ADJUSTMENT, PERRY CORNERS ROAD, AMENIA, NY

Since Mr. Ducillo was not present, this will be presented at a later date when he is able to speak to the Board.

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

Present were Dan Leary, Attorney for Silo Ridge/Higher Ground, Mike Hammond and Pete Romano from the Chazen Company. Dan Leary spoke to the Board in hopes of getting feedback from the Board and consultants on the DEIS. Mike Hammond then gave an overview of the new plan for the consultants that were present. After the overview Mr. Hammond felt they should talk on the engineering and planning aspects with the DEIS perspective. Mike Soyka asked about storm water management. Pete Romano addressed the Board. There are nine ponds planned throughout the site. Mr. Soyka asked if they would be able to maintain the 5 acre limitation and Mr. Romano felt that they could not and would ask for a waiver. DEC does not have a good way to look at large golf course projects; therefore, the typical residential regulations do not fall under this type of project.

Bill Flood asked Mike Soyka how the town would handle a project of this size in regard to construction inspections, code enforcement, etc. Mr. Hammond stated that there would be around

\$613,000. per year coming to the town from this project so, that would help to defray any costs. Mike Soyka felt that spot inspections of the site would help.

The roads and utilities would be owned and maintained by the Homeowners Association. The project is not age restricted. The question was asked about Zoning. Dan Leary stated they had met with Michael Hayes, Supervisor Reagon and Joel Russell and it was outlined a plan addressing the new plan for zoning. It is likely that this may be addressed by a map change. The gray water from the Water Treatment Plant will be used to water the greens. The Fire Company should review the plans to make sure that there is easy access to all buildings. There will be around 4 phases of this project. Phase I will most likely include water treatment and sewer systems, roughing of the roads, and phase I of the hotel. Mike Segleken stated that the Fire Code states that access roads have to be maintained and they need to be able to get apparatus within 150' of a commercial building; with underground parking, there will have to be a sprinkler system.

There will be a meeting with Ted Fink and the Board on October 19th.

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 28, 2006 and are not to be construed as the final official minutes until so approved.

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