

TOWN OF AMENIA  
PLANNING BOARD SPECIAL MEETING  
JANUARY 26, 2006

PRESENT: George Fenn, Chairman  
Tony Robustelli  
Jay Dedrick  
Eliot Soroka  
Bill Flood  
James Walsh  
Gina Mignola

Michael Hayes, Attorney  
Michael Soyka  
John Ryan

The meeting was called to order by Chairman George Fenn at 7:01 P.M.

**CROP PRODUCTIONS:** Harry Bly represented Crop Productions with Adam Cook, Plant Manager and Bob Brown, Regional Manager for Crop Productions present. Mr. Bly has received reviews from DOT, County Planning, and the Landscape Architect. Correcting the access to the property is the focus of most of the reviews. A topographical survey was done and established that the rear part of the property could not be built on. The site plan has not changed from the original drawings. Mr. Bly presented pictures of the current site with different views, north, south, east, and west. The County and the DOT are addressing the crossing of the Rail Trail at that site to improve it.

**MAIN CONCERNS:**

1. Entrance to the property
2. Screening from the Meili property and the Rail Trail. The lawyer for the Meili family has requested 400' of spruce trees in a staggered row 7 to 8 foot tall. If there are places where the trees may be too close to the building, the trees then may have to be placed on the Meili property. The Meili family has agreed to this.

The parking area will remain a packed gravel bed, which is best for run off. There will be no traffic increase. There may be one new employee. There has been a railroad siding on this site since the early 1900's where the Hubbard Hall Chemical Company operated. Plans for the building are the same as the original. Adam Cook stated it would be a one-story building. The application equipment will be under cover. This meeting is to be considered the pre-Application. An application should be within a month to a month and half. There is a need to establish an escrow account plus addressing the outstanding balance from the previous activity of the project. The applicant will send a check. Mr. Brown commented that Crop Productions are upgrading their facilities from the Midwest to the northeast. Jim Walsh asked about the storage of hazardous materials. Adam Cook answered that there would be no more hazardous materials than what is presently on the site. With the new building, any hazardous materials would be locked and secured.

**AMENIA HILLS – SUBDIVISION** – Engineer drawings were presented to the Board for Amenia

Hills by Rob DiGeorgio. It was established that the road for the project would not be a town road, rather maintained completely by the Homeowners Association. The Association would maintain the landscaping, roads, lighting, water, storm water, sewer, fencing, etc.

In the FAS it was asked to plan a booster station. This would boost the pressure of the proposed project as well as Washington Court. They have met with the Town and Gary Bonds with the proposal of putting in a new gravity flow tank. The cost estimate of this gravity tank is between \$400,000 and \$450,000. The cost of this will be born solely by the applicant. Morris and Associates will meet with the Town Board to discuss this. The tank will hold 260,000 gallons. The Town Board has already approved the booster station, however the water district has not been extended yet. With the gravity flow tank, the maintenance will be minimal. The tank will be 35 feet higher than the present tank.

Frank Ryan expressed concern about access to Washington Court. He was assured that there would be no access into Washington Court or Lincoln Court from the new subdivision. He also was concerned about the water district expansion.

Janet Reagon stated that Roger Russell was heading a committee on the Water district. There will be 5-7 people on the committee and will discuss the issue of the water district and give the Town Board advice on the expansion of it. This will be posted on the TV, newspapers, and the Web site for anyone who is interested to join or come to the meeting with comments.

The Fire Department was concerned with the width of the roads and the width of the cul-de-sac. There needs to be space for two trucks to pass as well as turn around. There are three fire hydrants in the subdivision. There was proposed a crash bar to access Amenia Hills for emergency situations only.

The water pipes for the project should be on the shoulder of the road not under the paved surface.

Greenplan is calling for more trees. John Ryan was not familiar with the project. He asked for EIS, draft findings statement as well as a copy of Greenplan comments. Gina Mignola asked about what type of fencing would be put up as referenced in number 6 of the Greenplan memo. Mr. DiGeorgio answered that it would be a split rail type for the wetland buffer area. There would be no other fencing around the perimeter. Mr. Syms pointed out that there are 30' high trees along the perimeter and each homeowner will have a landscape package included in the price of the home.

Bill Flood suggested a 24' road and do away with the sidewalks, just do a bike path. The Board voted 5-2 to remove the sidewalks from the plan.

Tony Robustelli	-	yes	Jim Walsh	-	no
Gina Mignola	-	yes	Eliot Soroka	-	no
Jay Dedrick	-	yes			
George Fenn	-	yes			
Bill Flood	-	yes			

Eliot Soroka asked who does inspections for underground utilities. Mike Segleken stated that electric inspections are done by the electric inspection. Usually water, drainage and sewer inspections are done by someone who is hired by the foreman and then the controlled inspections report is submitted to the office of the Building Inspector.

John Ryan will turn over his findings to the Planning Board and Engineering firm within 1-2 weeks.

The Planning Board will send to the Town Board a letter to recommend acceptance of the water tank for the water district.

The Town Board will hire Morris Associates to do the design and Mr. & Mrs. Syms will pay for that service.

Mr. Syms suggested a smaller cell antenna to be put on the new water tank. This matter will be looked in to.

The meeting was adjourned at 9:15 P.M.

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 January 26, 2006 and are not to be construed as the final official minutes until so approved.

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