

**TOWN OF AMENIA
PLANNING BOARD -SPECIAL MEETING
THURSDAY, OCTOBER 19, 2006**

PRESENT: Chairman George Fenn
Eliot Soroka
Jim Walsh
Bill Flood
Gina Mignola
Jay Dedrick
Tony Robustelli
Ted Fink, Greenplan

Ted Fink addressed the Board stating that Silo Ridge had now elected a preferred alternative plan. They have not assessed all the impacts. On Table 5-1 which is a comparative assessment of the project with alternatives, there were many TBD's (to be determined). Due to the fact that the Board had just received Mr. Fink's draft comments of 10/19/06 they were not able to discuss these in detail with him. (Attached with file copy) Mr. Fink felt that the development was not pedestrian friendly and too spread out. This plan was much better than the original even though it was not downsized very much. Now that Silo Ridge has decided this is their plan, they need to provide the impact information in a disclosure document. Gina Mignola asked if a more compact development would be desirable? Mr. Fink stated that spreading it out made more impact. More money would be spent with larger development. He felt that bringing in someone who does design and layout to look at the project and make some suggestions to make this plan work better would be helpful. The project depends on whether or not the new zoning plan is adopted. Tony Robustelli asked how Mr. Fink felt about the winery on the hairpin turn. It could be a tourism draw and could also draw people to the hamlet to shop.

The Planning Board needs to digest the information in Mr. Fink's draft then see how Silo Ridge answers these draft questions. Mr. Fink will confer with the applicant's attorney, Dan Leary on this issue. The Board needs to think critically about the plan.

Mr. Fink then helped the Planning Board lay out what the next six months could look like; starting with Silo Ridge answering the questions in the draft. From that point through the adoption of the final EIS could possibly fit into that timeframe. Mr. Fink will prepare a resolution for the regular meeting in November.

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board meeting held on October 19, 2006 and are not to be construed as the final official minutes until so approved.

Approved as read
 Approved with: deletions, corrections and additions