

**TOWN OF AMENIA  
PLANNING BOARD  
NOVEMBER 2, 2006**

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

ABSENT: Gina Mignola

**JOSEPH DUCILLO – PUBLIC HEARING - LOT LINE ADJUSTMENT – PERRY  
CORNERS ROAD, AMENIA, NY**

The Public Hearing was opened. There were no comments from the public for the proposed lot-line change.

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

VOTE TAKEN - ALL IN FAVOR

Chairman Fenn then opened the regular meeting.

MOTION TO CONSTITUTE THE BOARD LEAD AGENCY FOR UNCOORDINATED REVIEW OF THE ENVIRONMENTAL IMPACTS was made by Tony Robustelli, seconded by Jay Dedrick

VOTE TAKEN - ALL IN FAVOR

MOTION TO ADOPT A NEGATIVE DECLARATION WITH RESPECT TO THE POTENTIAL ENVIRONMENTAL IMPACTS was made by Tony Robustelli, seconded by Jay Dedrick

VOTE TAKEN – ALL IN FAVOR

MOTION TO APPROVE THE PROPOSED LOT LINE CHANGE AND AUTHORIZE THE CHAIRMAN TO SIGN THE MYLAR was made by Tony Robustelli, seconded by Jim Walsh

VOTE TAKEN – ALL IN FAVOR

Per Lana Anguin-Cohen all fees have been paid. Resolution for final subdivision approval form in file.

**FRESHTOWN – SITE PLAN REVIEW – ROUTE 22, AMENIA, NY**

At the workshop last Thursday, Freshtown presented minor modifications to the original site plan. They were in hopes that the Planning Board would approve them at the regular meeting.

MOTION TO APPROVE THE SPECIFIC MINOR FAÇADE MODIFICATIONS AT FRESHTOWN was made by Tony Robustelli, seconded by Jim Walsh

VOTE TAKEN

Chairman George Fenn	Yes
William Flood	Yes
Eliot Soroka	No
Jim Walsh	Yes
Jay Dedrick	Yes
Tony Robustelli	Yes
Gina Mignola	Absent

MOTION CARRIED

**SILO RIDGE/HIGHER GROUND RESOLUTION – ROUTE 22, AMENIA NY**

Dan Leary Attorney for Silo Ridge was present. He discussed Mr. Fink’s memo, specifically page nine, item 79. We believe that what is offered as TND features on site are compatible with what we are doing. 5.2 of the scoping document requires us to look at a TND alternative. We feel that we comply. Michael Hayes will incorporate this in the Resolution

Bill Flood suggested a site walk at Silo Ridge with the Board and the applicant.

MOTION TO ADOPT RESOLUTION AS AMENDED IN DETERMING DRAFT EIS INCOMPLETE AND DISCUSSING THE INFORMATION REQUIRED was made by Tony Robustelli, seconded by Jim Walsh

VOTE TAKEN – ALL IN FAVOR

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

Harry Bly represented the applicant. Ms. Lana Anguin-Cohen told Mr. Bly that the applicant needed to pay the Recreation Fee, which in this subdivision would be \$15,000. This needs to be presented in the form of a Bank Check. The Board felt that there should be a landscape plan in place for this project especially along Benson Road and the cul de sac. Mr. Bly will come back with a landscape plan at the workshop the end of the month. John Ryan can then review it and make further suggestions.

**JOHN MAAS –LOT LINE ADJUSTMENT – 3436 ROUTE 22 – TOWN OF AMENIA  
DOVER PLAINS, NY**

Eliot Soroka raised the question if it was ok that the lot stays the same size and not increases.

MOTION FOR A RESOLUTION TO SET A PUBLIC HEARING FOR DECEMBER 7, 2006 was made by Eliot Soroka, seconded by Jay Dedrick

VOTE TAKEN –

Chairman George Fenn	Yes
Eliot Soroka	Yes
Jay Dedrick	Yes
Jim Walsh	Yes
Bill Flood	Abstain
Tony Robustelli	Abstain
Gina Mignola	Absent

**SAND AND STONE ACCOCIATION – SCOPING DOCUMENT – 87 LOT SUBDIVISION-  
NYS ROUTE 22, TOWN OF AMENIA**

Applicant withdrew, as they are not ready to present.

**JEFF STARK– KEAN STUD – PROPOSED SUBDIVISION – DEPOT HILL ROAD,  
AMENIA, NY**

Brandee Nelson recapped for the Board what Mr. Stark would like to do with the property. They are looking at the proposed new zoning code concerning this project. Boundary surveys were completed as well as topographic contours generated. (Packet in file with minutes)

MOTION TO ADJOURN THE MEETING AT 8:30 P.M. was made by Tony Robustelli, seconded by Eliot Soroka

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 November 2, 2006 and are not to be construed as the final official minutes until so approved.

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