

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

PRESENT: Tony Robustelli, Acting Chair
Gina Mignola
James Walsh
Bill Flood
Eliot Soroka

Michael Hayes, Attorney

ABSENT: George Fenn

MOTION TO OPEN THE MEETING was made by Acting Chair, Tony Robustelli, seconded by Gina Mignola.

BREMILLER/McROBERTS, LOT LINE ADJUSTMENT, TOWER HILL ROAD AND ROUTE 22, WASSAIC, NY - Kurt Horton represented the applicants.

MOTION TO SCHEDULE A PUBLIC HEARING FOR THE FINAL APPROVAL FOR THE BREMILLER/McROBERTS LOT LINE CHANGE was made by Bill Flood, seconded by James Walsh.

VOTE TAKEN – ALL IN FAVOR

SILO RIDGE – HIGHER GROUND – INFORMATIONAL PRESENTATION -

Present for Silo Ridge were Dan Leary, Attorney, and Mike Farias and Nancy Vlahos of Chazen. Mr. Leary reviewed the project, noting some changes that have been made because of dialogue with the town. Original application was made summer 2005, the Scoping Public Hearing in October and adopted the Scoping in November. Silo Ridge is in the process of preparing draft EIS. Mike Farias presented an overview of the pre-draft EIS. Silo Ridge wants to become a destination spa. This would spur ecotourism to the area. They studied what will fit on the site. The hotel will incorporate its natural surroundings. They will include nature, biking and hiking trails as well as outdoor learning centers and walking trails. These trails will be made of stone dust with gravel so there will not be run off. The residential part will be nestled into the land. To date they have progressed and have met with every agency DOT, DEC, the Public, the Town Board and the Planning Board. On Route 44 going up the hairpin turn, they are proposing an artisan's observation park and public viewing area to look out over the terrain and to be situated over a water tank that will be partially buried. The buildings will be below this area. Creating a village concept tucking it into the hillside going down to the golf course is a main objective. The technical studies should be done in about three weeks.

Nancy Vlahos of Chazen went over the technical aspects of the project. The traffic survey, wetland report, visual analysis, photo simulation will all be compiled and put into the draft EIS by the end of March.

WASTE WATER/STORM WATER - There will be an enclosed system. All wastewater will be treated on site. The water will be recharged – bio-diversity – bio retention. This will go back into

Island Green pond. The water there is used for irrigation. There is 350,000 gallons of water used from that pond that is spring fed for irrigation. The same thing will be used for storm water. It will be treated with bio-retention areas treated with a sand filter (DEC requirement) then we will go one step further and then bio retention planting materials that take out heavy metals and other things and then will be discharged back into the Island Green pond. The Sewage System will be sized for the entire project

Silo Ridge is talking with Metro North in regards to putting a dining car on for the weekend, being used on the ride up from NYC.

Arlene Iuliano asked about the public using the facilities at Silo Ridge and was concerned about parking problems, traffic problems, security, etc. She was assured that the public would be allowed to use all the facilities. This will all be addressed when the EIF is done. The buildings will be built as energy efficient as possible. All of the maintenance operations will be located in the northeast corner of the property. A question of compact layout was asked and Chazen answered that they were following the topography of the land.

A breakdown of the project is 328 Town houses; 41 single-family homes, Phase I of the hotel will consist of 120 room and Phase II of the hotel will consist of 200 rooms. Michael Hayes asked if there were a reduction of the number of units. Chazen stated the number of units did not change but the square footage was downsized. The units on the turn were moved and redesigned because of the visual impact. There will be only 4 buildings with 16 units on the hair pin turn, with the smallest being about 2600 square feet and the largest about 4000 square feet.

A question of lighting came up. There will be lighting in the parking lots and gateways to the different areas; however, the bike paths will not have any. Lighting will be minimum. For safety purposes and to satisfy DOT there will be an entrance for both sides of the complex, a main entrance, and outer loop road. Darlene Reimer felt the lighting for the townhouses would not be compatible with the nature of the valley.

ROADWAYS: Most of the roadways will be of natural materials. The width of the road will be worked out with input from the Fire Department for emergency purposes. Rich Howard was concerned with the homes located in the north and emergency access to them.

OTHER BUSINESS –

MASTER PLAN – Joel Russell announced that there will be a meeting for the public on February 18th at the Amenia Elementary School in regard to the Master Plan. The text and summary of the Zoning Law will be up for public discussion. Hope the SEQR process will be in March and late summer early fall the Master Plan should be adopted. There has been much hard work in this process. The goals are to preserve the open areas of the town, concentrate development and in the hamlets, particularly Amenia, to get sewers, some type of new hamlet for the Ten Mile River Train Station area, and a more orderly process for cluster development plans. There will be a through presentation at that time.

AMENIA HILLS – SYSM DISCUSSION - Ted Fink sent memo with some concerns for Amenia Hills. Jim Walsh brought up the discussion of the fencing around the buffer zone. Gina Mignola stated item #6 “fencing will be placed along the perimeter of the site to further reduce potential for conflict between agriculture and residential uses”. Syms stated they would not be

putting fencing around the perimeter just by the wetlands. What does this mean? Mr. Syms had stated that there already exists a natural buffer. Bill Flood stated that Mr. Kaye wanted a fence so the children did not interfere with the cattle. Eliot Soroka was concerned creating a mini neighborhood, sidewalks should be present, and the lighting is important. Jim Walsh brought up the fact that the Board voted no sidewalks. Ted Fink thought that sidewalks would be a good idea. Sidewalks were always a part of the plan and the draft EIS talked about it. A concern from neighbors was that lighting would take away from the rural nature of the area. Mr. Fink said that there are many low light fixtures available. Supervisor Reagon brought up the fact that the Town Board has to make a decision first, on whether they want to extend the water district or create a new one. If there is a new water tower with improved pressure, what will that do to the old water system? The engineer from Morris and Associates should have the answers to those questions. Mr. Fink stated that throughout the project this was always going to be a private road, with sidewalks on both sides. After 15 houses you do not qualify for rural lane, it then becomes a private road according to Michael Hayes. Rich Howard was concerned with the 18' width for the fire trucks. Preliminary approval can be given with a condition on the water situation. The Town Board will make the final decision on the water issues.

Supervisor Reagon asked Mr. Hayes about the concern of many taxpayers regarding Mr. Syms's other property and the development of it. Mr. Syms would have to go through another subdivision process. Mr. Syms has stated they are not going to be building across the street.

MOTION TO CLOSE THE MEETING was made by James Walsh, seconded by Gina Mignola.

VOTE TAKEN – ALL IN FAVOR

Respectfully submitted,

Susan M. Metcalfe
Planning Board

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on February 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