

TOWN OF AMENIA
PLANNING BOARD
WORKSHOP
MARCH 30, 2006

PRESENT: George Fenn, Chairman
Tony Robustelli
Jay Dedrick
Eliot Soroka
William Flood

ABSENT: James Walsh
Gina Mignola

The meeting was opened at 7:03 P.M. by Chairman George Fenn.

BROKEN HORSESHOE – 7 Lot Subdivision - Harry Bly representing the applicant spoke to the Board regarding the 7-lot subdivision. They went over the memo of March 24th from Michael Soyka. Mr. Bly was troubled with 5 D regarding lot C. If this is a private road then there is no need for a flag lot. The engineering issues should be resolved in the next couple of months. Mr. Bly will need to go to the Zoning Board in regards to the shed as mentioned in #2. Chairman Fenn said that acceptance as a legal lot could be done after consulting with Michael Hayes. Mr. Bly would like to see this wound up by June or July. The engineer is already speaking with Michael Soyka in regarding the storm water issue. Historic and Archeological Resources will not answer Mr. Bly, they want to speak only with the towns as they have so many requests. In #3 there are a few large trees along the stonewall Mr. Bly would like a waiver. The large trees will be saved as much as possible. So questions that must be answered is the resolution of the flag lot, the waiver of the trees on map and #2 Lot A question of accessory building without primary structure on lot.

PETER RIVA – Lot Line Adjustment – Mr. Riva represented himself moving 2.72 acres off Clark Hill Road into his main lot. No escrow is needed. A Public Hearing will be set for May 4th.

JON MOREY - Pre-Application - Mr. Morey represented himself seeking to subdivide his property. The entire acreage is 10.93 acres and wants to subdivide 1.3 acres. It is situated in the RM zone. The Board felt this was ok. Engineer will be the next step. Lana will receive the maps and application.

DONALD ROSENDALE – Pre-Application – Subdivision – Steve Manning representing Mr. Rosendale and Mr. Rosendale was present. The land was surveyed today (March 30). This is a 5+-acre subdivision. DOT stated there should be no problem with the driveway permit. DOT needs to get a map for them to get a permit and the application must be filled out completely. There should be no need for Mike Soyka to look the driveway. The Public Hearing subject to the driveway permit will be set up for a Special Meeting on April 27th at 7 P.M. The workshop would follow the Public Hearing. Mr. Parker will take the map to DOT and get the letter. Mrs. Brusie stated that the county could take up to 30 days, as well as DOT and she does not like Public Hearings granting conditional approval as sometimes things fall through the cracks. Mr. Manning stated he would take the map to the county as well as bring in subdivision fee on Friday (3/31/06). If this subdivision fee is not received on 03/31/06 then this is a dead issue until the fee has been paid.

The Board determined that there was no need for escrow on this application.

CAENERS/KENT – Pre-Application – Lot-Line Change - Kurt Horton representing the applicant. Applicant wants to take $\frac{3}{4}$ acre to neighbor. Lot Line Change. The lot cannot be built on, as it is a non-conforming lot. Should be put on the Platt. The Board felt there was no problem.

OLD BUSINESS - Lana discussed with the Board the New Escrow Application from the Bank of Millbrook. Michael Hayes will revise the old Escrow Contract. Eliot Soroka asked if the balances of the applicants escrow account could be obtained before the meeting so that if the applicant owes money the Board would not see them until the account had been brought up to date. The Bookkeeping Office is working with Lana to keep her up to date on the escrow account balances. Lana has been working with the State Comptroller office and it was determined it would be legal for her to monitor the escrow account of the Planning Board as well as the Zoning Board. Tony Robustelli felt Lana should make the decision as to whether they are seen at the meeting. Troutbeck LLC (Spa) and Crop Productions are the only ones that currently owe money. Harry Bly is working on Crop Productions. The Board felt that Lana could make the decision as to whether or not the applicant would be seen at the current meeting. In summary

1. Unless escrow is up to date, the applicant will not be allowed to present at meeting.
2. The application with all the fees must be complete before any Public Hearings are set.

Lana prepared a Pre-Application Check List and asked the Board to look it over and see if there is anything they felt need to be changed. The Board felt Lana should make up packets, give the applicant the packet and ask them to fill out the forms and get the necessary papers in order then come back with the completed package. Lana will look over the check list to see if any revisions are necessary.

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a workshop meeting held on March 30, 2006 and are not to be construed as the final official minutes until so approved.

Approved as read
 Approved with: deletions, corrections and additions