

**TOWN OF AMENIA
PLANNING BOARD WORKSHOP
THURSDAY, JANUARY 25, 2007**

PRESENT: Chairman George Fenn
Bill Flood
Tony Robustelli
James Walsh

Ted Fink
Dr. Michael Klemens

ABSENT: Nina Peek
Gina Mignola
Jay Dedrick

The meeting was opened at 7:05 P.M.

MAPLEBROOK SCHOOL – 2 LOT SUBDIVISION – 11 Cascade Road, Amenia, NY

Ken Hale representing Maplebrook School spoke to the Board. Last year there was an approval for a 2 lot – subdivision, however this approval with the mylar was never filed with Dutchess County. There was a provision that a house and the greenhouse were to be removed. The greenhouse is in both RA and RM zone. The Amenia Fire Company is interested in buying the property, however they want the greenhouse to stay on the property. The Board determined that the approved subdivision needed to be revised. This will have to go through a Public Hearing again.

MICHAEL MONTESANO – PRE-APPLICATION – 2 LOT SUBDIVISION – 28 Depot Hill Road, Amenia, NY

Would like a 2 lot subdivision for the property at 28 Depot Hill Road. The Board stated that he needed driveway approval from the Town, file the survey, need BOH approval and get the Engineering Report.

RANDALLS ROAD, SUBDIVISION – LOT #1 – Randalls Road, Amenia, NY

Bill Flood spoke to the Board regarding Randalls Road. What is needed is to expand the building envelope in order for the occupant to build an accessory building on the Lot #1. The Board felt that a new map was needed for this. Harry Bly will do the survey. Michael Hayes will be consulted to see if a new Public Hearing is needed.

SILO RIDGE – CONSULTANTS' REVIEW-DEIS- ROUTE 22, AMENIA, NY

Dan Leary representing the applicant, Mike Camann and Melissa Mascali from Chazen as well as Mike Dignacco representing Silo Ridge were all present.

Ted Fink went over his memo of January 25, 2007 with his comments regarding the revised DEIS for Silo Ridge. The most discussion was over the TND terminology. Mike Camann with Chazen presented to the Board what is trying to be done with a new map of the site. He also stated that it does not make sense for a TND at this location. Ted Fink felt that in the DEIS this should not to called a TND.

Dr. Michael Klemens then spoke to the Board regarding his memo of January 23, 2007. He went on to state that he felt that three days in analyzing the site was definitely not enough time. This should take place from early spring to late autumn for a complete analysis. He was interested in who did the work, what were their qualifications and what were the findings. Dr. Klemens went over some issues that stood out for the Board to consider. He recommended that the wildlife and natural resources be revisited. Mr. Leary felt that Chazen would be in touch with Dr. Klemens to discuss these issues further.

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board workshop held on January 25, 2007 and are not to be construed as the final official minutes until so approved.

Approved as read
 Approved with: deletions, corrections and additions