

**TOWN OF AMENIA
PLANNING BOARD MEETING
THURSDAY, MARCH 1, 2007**

PRESENT: Chairman George Fenn
Tony Robustelli
Nina Peek
Gina Mignola
Jim Walsh

Dr. Michael Klemens
Ted Fink

ABSENT: Jay Dedrick
Bill Flood

Chairman George Fenn opened the meeting at 7 P.M.

REGULAR MEETING

**SHIRLEY GREGORY TWO-LOT SUBDIVISION BOG HOLLOW ROAD,
WASSAIC, NY**

A letter was received from DCDPW and there were two stipulations in the letter regarding the Gregory subdivision. A sight Line Analysis for the existing driveway must be provided as well as a location for a proposed driveway for the larger parcel.

Mr. Gregory did not understand why they needed this approval as there is nothing to be built and he did not see why the county had to be involved.

MOTION TO CONSTITUTE THE BOARD LEAD AGENCY FOR AN UNCOORDINATED REVIEW OF THE PROPOSED ENVIRONMENTAL IMPACT OF THE PROPOSED SUBDIVISION was made by Gina Mignola, seconded by Jim Walsh

VOTE TAKEN – ALL IN FAVOR

MOTION TO GRANT CONDITIONAL APPROVAL OF THE SUBDIVISION SUBJECT TO THE DCDPW INDICATING THEIR SATISFACTION was made by Jim Walsh, seconded by Gina Mignola

VOTE TAKEN – ALL IN FAVOR

**KEAN STUD, LLC SUBDIVISION PUBLIC SCOPING DEPOT HILL ROAD
AMENIA, NY**

Chairman Fenn read the resolution and a vote was taken:

Chairman George Fenn	Yes
Jay Dedrick	Absent
William Flood	Absent
Gina Mignola	Yes
Nina Peek	Yes
Tony Robustelli	Yes
James Walsh	Yes

MOTION CARRIED

Jeffrey Stark, Kean Stud LLC spoke to the Board and interested parties regarding his vision of the development. The plan is not finalized yet as there are many issues to resolve. Some of these issues are the view shed, wetlands on the property, and to preserve Kean Stud and Rattlesnake Mountain. A team has been hired from Minnesota who will design the homes and do the landscaping for the project. It is the hope to preserve the large part of the remaining agriculture in this part of the world.

Brandee Nelson, Engineer then spoke to the Board and audience. She did an overview of the project. She showed a map of the boundary survey and told the audience and Board there is a total of 14.6 acres of Federal or State wetlands on the property. They will be avoided as much as possible. There will be no development in the areas with over a 25% slope. There will be 138 units in 4 residential clusters with a village cluster in the center of the property; a public riding arena with stable facilities; 8,000 feet of roads with central water and sewer. This water and sewer will be owned and operated by Kean Stud. A preliminary Scoping Outline was presented.

QUESTIONS FROM THE FLOOR -

Tom Werner – Will the houses built for the workers be for the public as well?

Mr. Stark – No

Mr. Werner – What is the alternate plan?

Mr. Stark – We have a plan that is consistent with the existing zoning, one acre per lot. Ms. Nelson stated that they laid out a conventional subdivision plan.

Mr. Werner – If this is not suitable, do you have an alternative?

Mr. Stark – No

Mr. Werner – Can this be downsized?

Mr. Stark – Anything is possible during the planning year, however the subject of tonight's discussion is a scoping document which is an effort to obtain public input as to what issues we should review as part of the planning process. The point is not to decide these issues but to hear from the public if there are any issues that we have not put in our scoping document.

Mr. Werner – The study the Biologist has done for the Board, does this comply with what we have?

Ms. Nelson – This will be reviewed. The EIS will need to be done.

Ms. Peek suggested that perhaps a lower density alternative should be done. Mr. Werner asked if this could be done in stages so it is not such an impact. Ms. Nelson stated they would be working up a phasing plan for the construction.

Betsy Renwick asked how many units would be townhouses and how many single-family homes? Will the target market be weekenders from the New York City?

Mr. Stark - It is not completely decided yet, however right now we plan 122 single-family homes and 4-four unit townhouses. Young New York families and older people presently living on horse farms in the area and who may like to give up the responsibility for their farms and come live on the proposed project is the target market.

Ms. Mignola stated that the purpose of tonight meeting is what the Planning Board and interested parties want the applicant to analyze and do a through review of in terms of assessing the impact of this new development on the community and the environment.

Ms. Renwick felt this was a large amount of houses and this will impact the view.

Mr. Stark stated that his greatest interest is the view shed and a tremendous amount of study has already been done in regards to this matter.

According to Ms. Nelson, 12% of the existing 464-acre site of the land will be developed. That will include barns, stables, and housing.

Dr. Klemens asked about the 12% of the site that would be developed including equestrian facilities. In the beginning, Ms. Nelson stated taking off things like steep slopes, wetlands and buffers, etc. Ms. Nelson stated it would be 12% of the gross site area. If you pulled off all the environmental land that you could not build on under the new zoning, what percentage would it be then? Ms. Nelson could not say however would get the answer for Dr. Klemens.

Discussing Jackson Meadows in Minnesota, Chairman Fenn felt that the same feel might not be at home in New England. Mr. Stark stated that a Shaker feeling to the village was planned being simple, small, elegant and rich in materials. The homes will be in the million dollar range.

Charlotte Murphy had just a couple of corrections. The first is the development is on the southern side of Depot Hill Road and secondly Sean Howard is the Fire Chief for the Town of Amenia. The document looks like it addresses the issues that need to be looked at.

Tracy Salladay is concerned about preserving the landscaping and visual aspect of Depot Hill Road keeping the country road feeling. Ms. Nelson stated that there is proposed heavy landscaping back 100' from the road. Nina Peek stated that that scoping document has visual impacts and it requires the applicant to show what the project is going to look like from different viewpoints. Ms. Nelson stated looking at the proposed project, the Homeowners Association will control everything exterior. There will be a landscape plan for all the homes.

Patrick Nelligan was concerned regarding water. Looking at the first plan of development where you show the whole parcel divided into one acre lots, excluding the horse farm operation how many build able acres are there? Ms. Nelson did not know right away and stated that this was not the plan they were most interested in, however the Board had requested they look at what a conventional

subdivision would look like, including all the areas that will not be developed. Ted Fink then explained the process the applicant must go through. Mr. Nelligan again asked what the maximum number of acres that can be built on? Ms. Nelson stated 162 acres.

Dr. Klemens added that looking at the conventional subdivision there are half lots in DEC regulated wetlands, 300' Federal set back on one wetland that is potentially bog turtle habitat. He does not feel this is an honest real number of lots for the project. He is recommending to the Board if they are using this as a basis, they have to take the lots that have to come off here. Mr. Stark stated that he has no interest in doing a conventional subdivision on this property. If the town were not interested in the cluster development the property would be sold. Ms. Mignola stated that what is needed is the number of units in the clustered development. How many units should there be? The way to determine that number of units on build able land excluding wetlands, slopes etc. Ms. Nelson said that they would redo the number of units based on the information they have received so far. Mr. Nelligan asked what is the County and State Health Department feelings about private water districts. Ms. Nelson stated that for the purpose of scoping they would consider two alternatives; one a private system and one an interconnection. The facility presently has a piped underground water system. If it came to an interconnection, the applicant would contribute toward the water system. Mr. Stark would like to see both public water and sewer on this property and we have been working with the town on this.

Nina Peek asked if they were submitting their application under the current zoning or the proposed zoning. Brandee Nelson replied that Mr. Hayes (attorney) had suggested they submit subdivision application under the current zoning to see if we can work out something under the existing cluster provisions. Mr. Stark stated that under the current zoning you could not put a riding facility. If the new zoning does not pass what will happen to all the nice lands for an equestrian facility that will service the community as well as Amenia. We will then have to come back to ZBA for a variance.

Ms. Peek summarized the applicant will go under the cluster provision of the R1 zoning and understand that these are not compliant uses under the current zoning. Mr. Stark agreed.

Dr. Klemens asked Ms. Nelson if the concerns from the field visit had been incorporated into the scoping document. She stated they were not.

Mr. Nelligan pointed out that on page one of the Scoping outline the Type of Action was Unlisted; however, in the last paragraph "The proposed Type 1 Action is the subject of a Positive Declaration.....". Ms. Nelson replied it was a Type 1.

Ted Fink stated that the Planning Board would take comments until 03/09/07 then the Board will take the comments and incorporate them into the draft He then went over the time line for the project.

MOTION TO APPROVE THE MINUTES OF 11/30/06; 12/07/06; 12/28/06; 01/04/07; 01/25/07; AND 02/15/07 was made by Jim Walsh, seconded by Tony Robustelli.

VOTE TAKEN – ALL IN FAVOR

Meeting adjourned.

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 March 1, 2007 and are not to be construed as the final official minutes until so approved.

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