

REVISED 06/07/07

**TOWN OF AMENIA
PLANNING BOARD WORKSHOP
THURSDAY, MARCH 29, 2007**

PRESENT: Chairman George Fenn
Bill Flood
Jay Dedrick
Tony Robustelli
Gina Mignola
Nina Peek
Jim Walsh

Michelle Greig

LAROBADIER, LAMONT 2-LOT SUBDIVISION GLEN AVENUE

Mr. Larobadier presented the maps to the Board and pointed out that he had been before the Zoning Board of Appeals and was granted a variance for frontage. He presented the Board also with a copy of the variance for his lot. He stated that there will be a house built on lot #2. The Board will set the Public Hearing for May 3, 2007 at their regular meeting.

LOPANE, MARION 3-LOT SUBDIVISION WITH LOT LINE CHANGES Rt 22

Mr. Larobadier represented Marion Lopane. The Board also looked over the maps and they will set the Public Hearing for May 3, 2007 at their regular meeting.

KEAN STUD, LLC/DEPOT HILL FARM – REVIEW FINAL SCOPING

Since the Planning Board did not have sufficient time to review the final draft, Brandee Nelson went over some points. Mr. Stark stated they will make application under the current code and then show the alternative plan which is their preference under the resort overlay of the proposed zoning and then go through the conservation analysis as proposed. After speaking with Dr. Klemens there have been additional potential ecological buffers that will be worked in. Ms. Mignola felt this was quite confusing to anyone reading it. Ms. Nelson felt the only item that changes between the current and proposed code is the retail component. Mr. Stark said there would be 88% open space proposed for the project. Dr. Klemens asked about conventional yield. Is the current equestrian facility counted? Michelle Greig answered that you don't subtract the equestrian facility. It depends on what the open space regulations are defined in the zoning. Ms. Nelson will discuss this with Ted Fink regarding how they should proceed, under the present zoning or the proposed zoning.

Ms. Nelson brought up the fact that spring is the time to start the ecological resource studies. Dr. Klemens will work with the person hired by the applicant to do these studies. Wording needs to be added in last bullet on 3.4.1 and 3.5.1 .

As far as the breeding birds survey focusing on grasslands and edge species, the in house biologist felt there were many edge species there currently. The project will be creating habitat for them. Dr. Klemens felt there were some edge and grasslands and would be valued to know that what is there now and when more grasslands have been created show what species have come into the restoration areas. This would be a baseline for the restoration areas. Under 3.5.3 Proposed Mitigation Measures Ms. Nelson asked if Dr. Klemens about this. Dr. Klemens felt it would be helpful. There is basically habitat to support bog turtles in the Phase I study. The bog turtle and the vernal pool issue should be separated. Jim Walsh asked what a vernal pool was. Dr. Klemens explained.

Ms. Nelson looking at the Transportation section asked if the Route 22 and Furnace Bank Road need to be looked at. The Board felt it should be kept in the review. Under section 3.13.3 they felt this project will not be adding children to the local school district. Michelle Greig and the Board felt this study should analyze the worst case senerio anyway. Under 3.19.2 – last bullet this point needs to be removed. All agreed. On 2.4.2 Operation – next to last bullet last sentence – omit.

Dr. Klemens went over the DEC letter of March 20, 2007. The comments contained in this letter had not been incorporated into the scope. A specialized study regarding the rattlesnake and the pumping of water and impact on the wetlands.

Dr. Klemens wanted to make clear that any reference to himself in the document, should be stated with the Board's direction and concurrence.

SILO RIDGE – DISCUSSION

Michael Dignacco first spoke to the Board and told them that Robert A.Stearns group is working on the plans. The Bog Turtle and Breeding Bird studies are being conducted. The revised DEIS should be ready by the end of June. Dave Tompkins biologist with Chazen and Dr. Klemens are working well together.

Dr. Klemens walked the Board through Dr. Kiviat's letter of March 16, 2007 to the Board. The work done to date did not follow Hudsonia methodology. Those things that Dr. Kiviat mentioned that need to be done, Silo Ridge is already doing - the breeding bird work, the vernal pool analysis,(if the vernal pools are more than 750' away from the development area, it would not be necessary to do the study for example those on top of the ridge) the amphibian and reptile work, the Bog Turtle Phase I assessment as well as the breeding bird point counts. One concern was that Dr. Smith who will do the breeding bird point count sometimes sends someone else from his firm to do the count. Mr. Dignacco assured that Dr. Smith will be on site for this study. Two things that are not being done is understanding the vernal pools on the ridge top and the other being the vegetation study. They will however, look at wooded slopes where development is being done. Dr. Kiviat refers to Randy Stechert, a rattlesnake expert, and the need for a written letter from him stating that there are no rattlesnakes on the site. Wood turtles are also being looked at.

Most of the issues have been addressed. Ms. Peek asked if since the scope stated they were following Hudsonia's methodology should there be a letter stating that everything is being followed per the consultant. Ms. Greig felt that the scope could be amended.

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board Workshop from a meeting held on March 29, 2007 and are not to be construed as the final official minutes until so approved.

_____ Approved as read

_____ Approved with: deletions, corrections and additions

Addition to Minutes of 03/29/07:

KEAN STUD – Breeding Birds Survey – Dr. Klemens requested that Crawford Engineering include an inventory and analysis of existing on-site grasslands and edge species. Dr. Klemens noted this baseline information would be useful for comparison to determine when more grasslands and edge species have been created and what species have come into the restoration areas. Ms. Nelson agreed that this work would be completed and presented in the DEIS. In addition, the scope of work was amended to reflect the presence of bog turtle habitat on the project site. Dr. Klemens noted that the DEC had requested a specialized study regarding the timber rattlesnake be included in the Scope of Work. Ms. Nelson agreed.

SILO RIDGE – Dr. Klemens read Dr. Kiviat's letter stating that the Biodiversity analysis included in the SILO RIDGE DEIS did not follow Hudsonia's methodology. Ms. Peek recommended that because the adopted scope of work for the project required the Applicant to follow Hudsonia's methodology and Dr. Kiviat entered a letter into the record stating that the Applicant had not followed the Hudsonia methodology; the Applicant's attorney should enter a letter into the record closing the loop.