

**TOWN OF AMENIA
PLANNING BOARD MEETING
THURSDAY, APRIL 5, 2007**

PRESENT: Chairman George Fenn
Tony Robustelli
Bill Flood
Gina Mignola
Nina Peek

Mary Ann Johnson

ABSENT: Jim Walsh
Jay Dedrick

The meeting was called to order at 7:05 P.M. by Chairman George Fenn.

MAPLEBROOK SCHOOL –

Ken Hale represented Maplebrook School and brought maps back to the Board. Because they missed the deadline for the filing of the Mylar, they will need to do another Public Hearing.

MOTION TO SET A PUBLIC HEARING FOR MAPLEBROOK FOR MAY 3, 2007 was made by Gina Mignola, seconded by Bill Flood.

VOTE TAKEN – ALL IN FAVOR

KEAN STUD – SUBDIVISION – FINAL SCOPING

Brandee Nelson representing Kean Stud passed out copies of the changes made to the final scoping from the workshop discussion of March 29. Incorporated were comments via Ted Fink that Nina Peek had suggested. The EIS has been geared to make the primary analysis based on the proposed zoning with the RDO (resort district overlay). The alternative is based on the current zoning. Ms. Nelson spoke of setting up another field visit for those who had not been on the first one. The Board decided April 28 at 2:00 P.M. would be a suitable date.

Ms. Nelson then proceeded to go over the changes made to the final scoping document.

Executive Summary – **page 6** - Ms. Peek suggested that wherever RDO language or zoning or comprehensive plan appears use draft. Gina Mignola asked about the language for the alternative model. For the alternative plan, the language will be what is currently in the code. Nina Peek felt there were a couple of points that were redlined that she felt had not been discussed. Ms. Nelson said there were some things pertaining to section **2.1** Project Purpose and Need. Ms. Johnson stated that Michelle did not think the question of affordability came out. Mr. Stark stated that what was still there was the size of the units, the price, etc and **2.1.4** states discussion of benefits of the proposed action. We do not feel we need to analyze to see if the residents of the Town of Amenia are likely purchasers of these homes. Ms. Peek felt in that section there is a need for discussion of

the public need for the project. Ms. Nelson asked if this was just for housing. Ms. Peek felt not necessarily. She felt there was a need for language in that section so that there would be some benefit to the public for this project. Mr. Stark said they would provide these benefits in the language.

Ms. Nelson stated there would be a section on demographics. Ms. Mignola had a question regarding the analysis of transportation, fire will that include the number of residents, workers customers, and guests. Ms. Nelson said it would.

2.4.2 –Page 15 the discussion of the condominium HOA was removed; **page 17** expanded that section under topography. **Page 18** -added was a stream corridor overlay. Also the removal of impacts of 100-year flood plan. Ms. Nelson stated there was no 100-year flood plan on the property. Ms. Peek suggested discussion of current flooding and potential for increased flooding due to conditions

Ms. Nelson agreed to leaving that part in. **Page 19** leave in the discussion of impacts to wetlands. **Page 21** replaced “of the town’s ecological consultant” and replaced it with “as reviewed and approved by the Town of Amenia Planning Board”. This is with the understanding Dr. Klemens is working for the Planning Board, however will be invited to participate in the fieldwork. Ms. Nelson stated that **3.5.1** bullet was struck. In the field walk with Dr. Klemens, it was determined that a Phase II Bog Turtle Study would be done. **3.5.3** changed to “In conjunction with the Town’s Ecological Consultant”. **3.7.2** Ms. Peek asked if the NYSDEC policy memo supersedes the other items in that bullet. Ms. Nelson stated that it does not supersede however they wanted to site a standard for which a baseline could be drawn. That lays out guidelines for conducting Phase I and II visual assessments, like site analysis, mapping, and view-shed analysis. **3.7.1** The Planning Board will give a list of vantage points to assess the view. Ms. Peek asked about the impact analysis to include Firehouse Road and Old Route 22. This could be included in the section under Accident Data – Access Roads – to include that intersection with the access roads.

Ms. Johnson asked if the year 2008 was a realistic building year. Mr. Stark felt the fall of 2008 was realistic.

3.9 – Land Use and Zoning – this section revised. Ms. Peek felt they should use draft comp plan and draft zoning. **3.9.2** – next to last bullet – taken out. All the homes will be fenced between the houses and the equestrian facility. **3.9.3** – Proposed Mitigation Measures - omit the first bullet. **3.18.1** Air Quality, Odors, Vibrations and Noise – 2nd bullet under Noise – omit. **3.19.1** – Fiscal Impact Analysis omit tax exemptions keep number of employees etc. **3.19.2** – Fiscal Impact Analysis last bullet omit. **4.0** –Adverse Environmental Effects Some items were added **5.0** Alternative Section will be per the existing code. The list does not match. Alternative Land Use is where the Cluster Layout should be. Then the Lower Density alternative. **Omit 54.1, 54.2, and 54.5.** Under Section **7.0** Growth Inducing Aspects - Ms. Peek asked if under the section population, were they doing an analysis based on the unit count of projected population to be generated by the project. Ms. Nelson answered yes. A possibility exists that these people will not be year round residents. Ms. Nelson stated that the EIS wanted them to look at a conservative assessment and assume that everyone will be year round.

Ms. Nelson will be meeting with the DEC regarding rattlesnake population. See Section **3.5.1**

MOTION TO ACCEPT THE FINAL SCOPE WITH CORRECTIONS AS DISCUSSED was made by Bill Flood, seconded by Gina Mignola

VOTE TAKEN – ALL IN FAVOR

MOTION TO ACCEPT THE MINUTES OF 02/01/07, 02/22/07 AND 03/01/07 AS WELL AS THE APPROVED MINUTES OF 02/15/07 WITH ADDENDUM was made by Tony Robustelli, seconded by Nina Peek

VOTE TAKEN – ALL IN FAVOR

MOTION TO SET A PUBLIC HEARING FOR MAY 3RD FOR LAMONT LAROBADIER was made by Gina Mignola, seconded by Tony Robustelli

VOTE TAKEN – ALL IN FAVOR

MOTION TO SET A PUBLIC HEARING FOR MAY 3RD FOR MARION LOPANE was made by Gina Mignola, 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 Workshop from a meeting held on April 5, 2007

Approved as read

Approved with: deletions, corrections and additions