

**TOWN OF AMENIA
PLANNING BOARD MEETING
THURSDAY, MAY 3, 2007**

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

ABSENT: Tony Robustelli

PUBLIC HEARINGS

LAROBADIER, LAMONT – 2-LOT SUBDIVISION – GLEN AVENUE, TOWN OF AMENIA

Chairman George Fenn opened the Public Hearing for the Larobadier subdivision. Mr. Larobadier represented himself. He is seeking a 2-lot subdivision at Glen Avenue. There were no comments from the public.

MOTION TO CLOSE THE PUBLIC HEARING was made by Nina Peek seconded by Jay Dedrick.

VOTE TAKEN – ALL IN FAVOR

LOPANE, MARION – 3 LOT SUB-DIVISION WITH LOT LINE CHANGES – ROUTE 22, TOWN OF AMENIA

Chairman Fenn opened the Public Hearing for the Lopane subdivision. Tom Ignolia represented Mrs. Marion Lopane. There were no comments from the public.

MOTION TO CLOSE THE PUBLIC HEARING was made by Jim Walsh, seconded by Nina Peek

VOTE TAKEN - ALL IN FAVOR

MAPLEBROOK – SUBDIVISION – CASCADE ROAD AMENIA, N.Y.

Chairman Fenn opened the Public Hearing for Maplebrook. Mr. Ken Hale represented Maplebrook.

Public Comments: Stanley Avy, adjoining property owner, asked what Maplebrook was planning to do. Mr. Hale explained that they were dividing the property on Cascade Road into two parcels. One that borders Mr. Avy's property would remain as it was and the other parcel will be sold. Mr. Avy felt there would be no problem. There were no other comments from the public.

MOTION TO CLOSE THE PUBLIC HEARING was made by Gina Mignola, seconded by Nina Peek

VOTE TAKEN – ALL IN FAVOR

LAROBADIER –

MOTION TO CONSTITUTE THE PLANNING BOARD LEAD AGENCY FOR AN UNCOORDINATED REVIEW OF THE POSSIBLE ENVIRONMENTAL IMPACTS OF THE PROPOSED ACTION was made by Jay Dedrick, seconded by Jim Walsh

VOTE TAKEN – ALL IN FAVOR

MOTION TO MAKE A NEGATIVE DECLARATION WITH RESPECT TO THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROPOSED ACTION was made by Gina Mignola, seconded by Nina Peek

VOTE TAKEN – ALL IN FAVOR

All fees have been paid.

MOTION TO APPROVE THE 2-LOT SUBDIVISION AND AUTHORIZE THE CHAIRMAN TO SIGN THE MYLAR was made by Jim Walsh, seconded by Jay Dedrick

VOTE TAKEN – ALL IN FAVOR

LOPANE –

MOTION TO CONSTITUTE THE PLANNING BOARD LEAD AGENCY FOR AN UNCOORDINATED REVIEW OF THE POSSIBLE ENVIRONMENTAL IMPACTS OF THE PROPOSED ACTION was made by Gina Mignola, seconded by Jim Walsh

VOTE TAKEN – ALL IN FAVOR

MOTION TO MAKE A NEGATIVE DECLARATION WITH RESPECT TO THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROPOSED ACTION was made by Gina Mignola, seconded by Jay Dedrick

VOTE TAKEN – ALL IN FAVOR

All fees have been paid.

MOTION TO APPROVE THE SUBDIVISION AND ASSOCIATED LOT LINE CHANGES AND AUTHORIZE THE CHAIRMAN TO SIGN THE MYLAR was made by Jim Walsh, seconded by Gina Mignola

VOTE TAKEN – ALL IN FAVOR

SILO RIDGE/HIGHER GROUND – PROJECT UPDATE – ROUTE 22 AMENIA, N.Y.

Mike Dignacco presented to the board an updated plan for the DEIS. There will be the same number of units with a winery on the horseshoe at the top of the hill. They will be re-doing the May traffic study. They would like to submit the DEIS June 1st. In regard to the Hudsonia language,

Dr. Klemens wanted to get some rationale from Dr. Kiviato to have a good reason for the change in the Resolution. This should be done before submitting the DEIS. Mike Dignacco asked the Board what would be required now in the DEIS under the new Master Development Plan. Nina Peek asked about site or lot setbacks? Dan Leary stated when the Master Plan is approved the set back are then defined. Jim Walsh asked how high the winery on the top of the horseshoe would be. Mr. Leary said he would get those specifications. Chairman Fenn asked about the letter concerning the trees for the site plan. Mr. Dignacco stated that Dr. Klemens asked for a tree analysis on a portion of the project then other areas as well. Chairmen Fenn stated more than one tree 8 inches in diameter where clearing might occur need to be surveyed and needed to be included unless waived.

MAPLEBROOK –

Jim Walsh brought up the question regarding the commercial Day Care on the Maplebrook property. Chairman Fenn found there could be a nursery school on the property.

MOTION TO CONSTITUTE THE PLANNING BOARD LEAD AGENCY FOR AN UNCOORDINATED REVIEW OF THE POSSIBLE ENVIRONMENTAL IMPACTS OF THE PROPOSED ACTION was made by Gina Mignola, seconded by Jay Dedrick

VOTE TAKEN – ALL IN FAVOR

MOTION TO MAKE A NEGATIVE DETERMINATION WITH RESPECT TO THE POSSIBLE ENVIRONMENTAL IMPACTS OF THE PROPOSED ACTION was made by Gina Mignola, seconded by Jim Walsh

VOTE TAKEN – ALL IN FAVOR

MOTION TO APPROVE THE SUBDIVISION AND AUTHORIZE THE CHAIRMAN TO SIGN THE MYLAR was made by Gina Mignola, seconded by Jay Dedrick

VOTE TAKEN – ALL IN FAVOR

MOTION TO APPROVE THE MINUTES OF 04/05/07 was made by Gina Mignola, seconded by Jay Dedrick

VOTE TAKEN – ALL IN FAVOR

Chairman Fenn asked Ms. Anguin if any more had been heard regarding building a commercial shop on Route 343 by Mr. Berlinghoff. There was some concern from DEC. Ms. Anguin said that Nancy Brusie was involved with that.

Richie Howard from the Board of Fire Commissioners for the Fire District spoke to the Board. He stated that for large projects, some towns out west are making those projects put in water tanks for emergency use. The Board of Fire Commissioners for the district should be notified on large projects with regard to emergency vehicles being able to access such projects. Up to this time only the Fire Company has been notified. He stated that emergency vehicles could not access one of the homes on the Westerly Ridge project. This was a major concern. In the future, the Board of Fire Commissioners for the District will be added to the list of interested parties for any project.

MOTION TO AJDOURN THE MEETING AT 9:00 P.M. was made by Jim Walsh, seconded by Bill Flood

Respectfully submitted,

Susan M. Metcalfe

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on May 3, 2007 and are not to be construed as the final official minutes until so approved.

Approved as read

Approved with: deletions, corrections, and additions