

**TOWN OF AMENIA
PLANNING BOARD WORKSHOP
THURSDAY JULY 26, 2007**

PRESENT: Chairman George Fenn
Nina Peek
Tony Robustelli
Bill Flood

Dr. Klemens

ABSENT: Jim Walsh
Gina Mignola
Jay Dedrick

Chairman George Fenn called the meeting to order at 7:00 P.M.

SILO RIDGE DEIS DISCUSSION

Mike Dignacco representing Silo Ridge, with Dan Leary, Attorney, Melissa Mascali and Mike Camann of Chazen. There was discussion between the Board and Silo Ridge regarding the Proposed Action vs. the Preferred Alternative and the Lower Density Alternative. In Ted Fink's memo he indicated that the Lower Density Alternative plan in the DEIS was not less dense than the Preferred Alternative, which Silo Ridge intends to build, but rather the Proposed Action, which Silo Ridge has indicated they will not build. Therefore the DEIS does not include any other viable Alternatives. It was also discussed, whether all language and tables referring to the Preferred Alternative in the front of the DEIS should be removed. Both of these issues will be discussed when the Board and Silo Ridge meets with Mr. Fink. Dan Leary spoke of the February 22, 2007 meeting when Stearns presented their new plan for Silo Ridge. At that time there was a question of the prior plan, the alternative plan and how it would be referred and it was agreed that it was no longer the preferred alternative and therefore would not refer to it as the preferred alternative in the DEIS. Mike Dignacco felt that there must be some reference to the Stearns plan as the preferred plan. Ms. Mascali explained on page 1-1 that explains how the DEIS is structured. Section 5 has the full analysis of the preferred alternative and on page 2-1 at the beginning of Chapter 2 reiterates that the preferred alternative is described in Section 5.

Dr. Klemens felt he needed clear direction from the Board as in taking the biodiversity reports, which ones to look at. The scoping work Dr. Klemens wants is very clear. Which alternative plan does the Board want Dr. Klemens to look at? Mike Dignacco stated that the Stearns plan is the preferred alternative and that is the plan to look at. Dr. Klemens stated that the studies for Silo Ridge would be reviewed as soon as they are received, hopefully by the end of summer.

Chairman Fenn asked about the Master Development Plan. Mike Dignacco stated they had an MDP. The footprints and heights are there. Mr. Camann felt they were complying with the new zoning. Silo Ridge will rework the plan graphics in the DEIS into one comprehensive MDP document. Ms. Mascali stated that in Appendix 9.13 regarding the Blasting Plan, it was not updated. This will be corrected and the Blasting Plan will be summarized in the DEIS.

Mr. Camann stated that they realized the visual analysis/elevations were too small to be legible so they are asking Stearns to help them enlarge to make it easier to read.

Mike Dignacco spoke of the visual impact analysis. The Board felt that the images of other buildings in other communities would not be a good analysis. Mr. Fink's comment that Silo Ridge needed to provide additional details on architecture was felt by the Board as well.

The Board felt a need to speak with not only Ted Fink but with Mike Soyka as well to review their comments.

MECHANIC STREET – LOT LINE CHANGE – MECHANIC STREET, AMENIA

Kurt Horton presented the maps to the Board regarding the lot line change on Mechanic Street. Everyone agreed the maps looked good. There will be a Public Hearing at the regular Planning Board meeting, August 2, 2007.

KANE FARM

Chairman Fenn presented maps for the Kane Farm. They want to sell 147 acres, Parcel B on the west side of the road. They need two five-acre lots for present homes. There was a question of entry to the lot. The Board felt they must get an engineers survey first before anything further could be done.

The meeting was adjourned at 8:30 P.M.

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a workshop meeting held on July 26, 2007 and are not to be construed as the final official minutes until so approved.

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