

**TOWN OF AMENIA
PLANNING BOARD MEETING
THURSDAY, MAY 31, 2007**

PRESENT: Chairman George Fenn
Tony Robustelli
Bill Flood
Nina Peek

ABSENT: Gina Mignola
Jay Dedrick
Jim Walsh

Chairman Fenn opened the meeting at 7:00 P.M.

PETRIDES, GEORGE 2 LOT SUBDIVISION 213 SEPARATE ROAD
AMENIA, NY

George Petrides represented himself. He presented maps and is asking for a sketch plan approval only. There are 22 acres presently with a house. The second lot will not be used as a building lot. Chairman Fenn will write a letter to Mr. Petrides regarding sketch plan approval and this will not be a final approval to build.

SILO RIDGE DEIS DISCUSSION ROUTE 22, AMENIA, NY

Dan Leary, Attorney, and Mike Dignacco representing Silo Ridge. Mr. Dignacco requested a special workshop meeting for June 28. He also wanted to check on the Resolution that Michael Hayes is working on. This should be ready by June 7. Since Dr. Klemens may not be able to provide Mr. Hayes with extra backup this may be a problem, however Dan Leary will follow up with Michael Hayes. Chairman Fenn spoke of the letter regarding the draft definition of Hotel-Condominium. Chairman Fenn felt there should be some background. Jay Nevalof is the Hotel-Condominium Attorney and he will further explain on June 7 for clarification on the draft.

OTHER MATTERS:

SYMS –

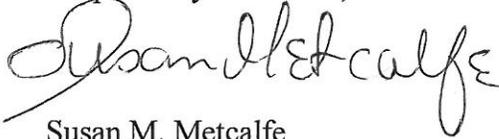
Chairman Fenn told the Board that Mr. Syms has submitted new paperwork regarding property south of Powder House Road. Mr. Syms has been in touch with Michael Hayes and they have drafted a Homeowners Association agreement and conservation easement agreement with 19 residential lots for the property. The engineer stated to Chairman Fenn they are submitting alternative plans one being a cluster plan.

Another issue that needs to be addressed is the referral from the Town Board to the Planning Board of the Zoning Law. Chairman Fenn asked that all the Board members review the Zoning draft and bring comments to be discussed at the June 7 meeting. In turn, the Planning Board will report to the Town Board. It was discussed that the Board will review the May 10 draft then anything that is

changed at the Town Board Meeting tonight (5/31/07) can be reviewed after it has been received by the Planning Board. The Board discussed affordable day care in the town. Nina Peek asked why the new zoning does not have mandatory inclusionary housing. There is a workforce provision however it is not required. Chairman Fenn read in the workforce housing section it states that the town has to set up a mechanism to make it work.

Meeting adjourned at 8:15 P.M.

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 May 31, 2007 and are not to be construed as the final official minutes until so approved.

Approved as read
 Approved with: deletions, corrections and additions