



TOWN OF AMENIA

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PLANNING BOARD MEETING THURSDAY, OCTOBER 30, 2008

PRESENT: Chairman George Fenn
Tony Robustelli
James Welsh
Norm Fontaine
Bill Flood
Nina Peek
Gina Mignola
Michael Hayes, Attorney

CONSULTANTS: Michael Soyka
MaryAnn Johnson
George Janes
Dr. Michael Klemens
Karen McDonald Schneller

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

TROUTBECK PROJECT PRE-APPLICATION LEEDSVILLE ROAD AMENIA, N. Y.

Darlene Reimer represented the owners of Troutbeck, Bob Skibsted and Jim Flaerty. She gave each of the Board members a packet regarding their proposal. Tonight they want a consensus of what they are proposing in line with the comprehensive plan. They are proposing to revamp the Garden House and propose a combination of two bedroom, all senior condo complex, 55 and over. There will also be efficiency units and 1 and 2 bedroom units. This will be clustered on the 43 acres of the site. They are in the RR zone, however will contemplate doing a conservation analysis which will allow it to drop down to set back lines of an HM zone. 10% of the project will be senior citizen affordable housing, also employee housing will be on the site. Being in the Historic District all units that are being renovated or replaced will have the elements of the main Manor House. There are allowed a total of 72 units. Bill Flood brought up the fact that Troutbeck has been before the Board within the last 5 years with different proposals and have had problems with the flood plain, sewers, and the bridge. So he felt they should take a hard look at this project before proceeding. There are also new requirements for the stream corridor buffers. The Board felt it may be a worthwhile project to pursue.

SILLO RIDGE FEIS DISCUSSIONS ROUTE 22, AMENIA, NY

Michael Hayes began by speaking to the Board about the process, how to set up the findings statement, structurally as well as who will take responsibility for the first draft and different sections.

Those responsible for the different sections of the first draft are:

- Section 1 – Soils - Mike Soyka and Dr. Klemens with regard to steep slopes
- Section 2 – Water resources – Karen Macdonald Schneller
- Section 3 – Vegetation – MaryAnn Johnson
- Section 4 – Wildlife – Dr. Klemens
- Section 5 – Cultural – MaryAnn Johnson
- Section 6 – Visual – George Janes
- Section 7 – Transportation – Mike Soyka
- Section 8 – Land Use and Zoning – Michael Hayes
- Section 9 – Comprehensive Plan – MaryAnn Johnson
- Section 10 – Police, Fire and EMS – Mike Soyka – Fire Safety - MaryAnn Johnson working with the Hudson Group capacity and fiscal impacts
- Section 11 - School District – MaryAnn Johnson working with the Hudson Group
- Section 12 – Recreation and Open Space – MaryAnn Johnson and Dr. Klemens
- Section 13-16 Water, Wastewater, Solid Waste and Noise – Mike Soyka
- Section 17 – Fiscal – MaryAnn Johnson working with the Hudson Group
- Section 18 – Demographics – MaryAnn Johnson working with the Hudson Group
- Section 19 – Community Character – MaryAnn Johnson
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Michael Hayes then explained what the Findings Statement was to the Board.

Chairman Fenn asked if the Board would like to review the matters discussed at the last consultants meeting. There was a discussion between the Board and the Consultants that when a final version is finished, provide to the Board at least 24 hours before a meeting so they can digest the documents before discussion. Nina Peek asked when the Board would be able to discuss all the written public comments. Michael Hayes said they needed to identify the issues to be discussed further from the public. Bill Flood asked if they could be provided a list of the names of the people that had sent in the yellow cards in favor of the project. That will be made available to the Board. Mr. Hayes suggested that the findings in each of the sections would start to identify resources and potential impacts. Because there is so much overlap within the sections, there would be a conclusion section that would be the real findings. At the consultants meeting last week they found certain things to be controversial and many of those questions are taken care of in the SEQRA process. He felt a month would be a good time frame for the draft. Dr. Klemens felt a month was aggressive. There are three major unresolved environmental issues the Board needs to work on: steep slopes, storm water, water buffers and visual. These are all related. Wildlife they have done what they needed to do.

Dr. Klemens explained to the Board how Block L – map from the applicant that shows the width of stream buffers. Block L is buffered, but is in a visual sensitive and steep slopes area. This is a problematic area for all three concerns. You need 150' on steep slopes. They talked about taking the 10 to 11 houses and relocating them down at the southern end of the project, leaving this part in tact meeting all three goals: steep slope protection, visual protection and watershed. Michael Hayes added that is the area where the applicant provided an alternate response plan. He added in order to build on steep slopes of 30% or more there are certain tests the Board would apply. The Board can approve building...when the applicant can demonstrate that the impact of disturbing slopes do not negatively impact visual resources but the areas impacted are part of a broader plan for a site that weighs and balances the full range of environmental issues..... There are many constraints on this property. The Board talked about the southern part of the property that was developed and suggested to move it elsewhere. Gina Mignola added the southern part of the project the Board wanted moved elsewhere due to sprawl. Dr. Klemens said that another consideration at one time

was an access from the wetland park (the Town was going to build) up to the ridge; however the applicant clearly does not want that access. That opened up that area for reconsideration. Because of the studies done by the applicant, there is much more information now. At this point it is felt they can make an informed decision about the quality of this particular reach. There has been discussion about day lighting, however you must have adequate buffer around the stream. Due to the fact that there are small buffers, we will recommend day lighting does not take place. Dr. Klemens then explained day lighting.

Karen Schneller MacDonald spoke to the Board about the steep slopes around AM 10. There are potential impacts from runoff into the wetland. This buffer should be larger than 100' to better accommodate the steep slopes. There are different formulas that different groups have developed and researched on how much larger to make a buffer when extending over steep slopes. Storm water and water quality effects are different when you have steep slopes. Ms. Schneller MacDonald and Dr. Klemens agreed that they want an added 50' buffer in the areas of the steep slopes. Mike Camaan stated that the water is collected in the curve on the driveway so it no longer travels down the slope. He asked how does the additional buffer protect. Ms. Schneller MacDonald said it gives a longer path for the water to follow before it runs into the wetland. Dr. Klemens added the longer the path the more chance of there is a natural filter to occur and the steeper the slope the more pathway you will need. The other reason was there was intense development right up to the edge of the buffer. 150' is a moderate comprise with no loss of units. Michael Hayes said the Board is not asking to do any changes they are just identifying the issues. The 150' buffer would be most appropriate as a general rule; however it would be site specific. Mike Dignacco stated that there will be more visual impact. Mr. Janes felt this would be a marginal change. Dr. Klemens said that in writing the Findings Statement, these are some of the issues the Board would need input.

Norm Fontaine asked Michael Hayes about the Findings Statement. Mr. Hayes stated that there will be a draft from the consultants identifying certain options.

Dr. Klemens went on regarding the two streams on the north side, Stream V and Stream RS; again requesting the 150' buffer. There are slopes of 30% and some 40% with possible retaining walls. We would like to know how the storm water will be handled, not only from water quality perspective but also the potential to create icing if the storm water is not handled correctly. There are also visual issues as well. Mike Dignacco stated that most of the water comes from Route 44. Mr. Torres said they would involve Mike Soyka in this discussion. No storm water will go into the creek; it goes into a storm water management basin. Dr. Klemens was talking about the upper part and Mr. Torres about the lower part before it goes into Cascade Brook. Mr. Torres went on to state that all the water from the Vineyard Cottages is collected then piped across the road and into a basin before it gets to the stream. It was designed that way. Ms. Schneller MacDonald had not seen any design from the engineers, therefore can not review it. Mr. Soyka said he had not seen a storm water layout on the utilities drawing, just water and sanitary. On the schematic diagram for the train study it was carried over to additional ponds. The applicant needs to meet with the consultants. Mike Camaan said it was in the MDP Section.

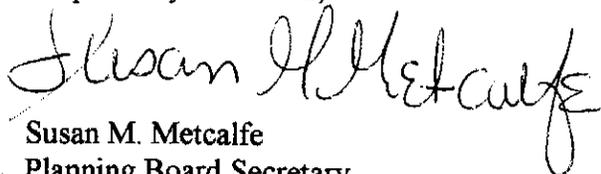
Michael Hayes said that if the applicant gave a plan or design they thought was in the document that was not, it could be attached as an exhibit to the Findings Statement. James Walsh asked when a draft could be expected. Bill Flood wanted periodic updates. Nina Peek does not want progress reports. Dan Leary asked about a meeting between the applicant and the consultants between tonight and next meeting. Dr. Klemens felt that it would be good to meet and get clarity on things like storm water, Stream RS and Stream V. They can direct us at that point. There may be issues where we have a difference of opinion on what constitutes appropriate development, one being Block L.

Michael Hayes noted there are 140 public comments to review and see if there are more issues. By next week Mr. Hayes will create a detailed schedule. James Walsh wanted to see a time line for the Board's obligation. Mr. Hayes explained to the Board the timeline according to SEQRA. Chairman Fenn asked that at next weeks meeting the Board should be prepared to discuss the public comments.

MOTION TO CLOSE THE MEETING was made by Bill Flood, seconded by Gina Mignola

VOTE TAKEN - ALL IN FAVOR

Respectfully submitted,



Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on October 30, 2008 and are not to be construed as the final official minutes until so approved.

_____ Approved as read

_____ Approved with: deletions, corrections and additions