

**TOWN OF AMENIA  
PLANNING BOARD  
THURSDAY, JANUARY 3, 2008**

PRESENT: Chairman George Fenn  
Nina Peek  
Tony Robustelli  
Bill Flood

Michael Hayes, Attorney  
Mary Ann Johnson, Greenplan  
Dr. Michael Klemens

ABSENT: Jim Walsh  
Gina Mignola

**PUBLIC HEARING  
Trust for Public Land**

**2 lot Subdivision**

**NYS Route 22  
Town of Amenia**

MOTION TO OPEN THE PUBLIC HEARING was made by Nina Peek, seconded by Bill Flood

Michael Shurtleff representing Trust for Public Land and Mark DeLor of Stantec Consulting. Mr. Shurtleff stated that Mr. DeLor's firm had done the survey of the property. Mr. Shurtleff then discussed the future building envelopes. They will only take effect upon execution of the conservation easement. Lot B will be conveyed to the DEC so there can be public access to the Ten Mile River. One concern of the Board is that there will be no congregation on the far end of the property. This 2 lot subdivision will preserve open space. Lot A will be purchased by a conservation buyer. There are three potential building envelopes not all three may be utilized possibly only two. Per the terms of the easement, the maximum footprint is 7 acres. Dr. Klemens asked for the easement and Mr. Shurtleff stated he did not have it.

Chairman Fenn asked if there were any public comments. Elizabeth Whaley from the CAC asked if:

1. How do you plan to preserve the cemetery?
2. When is the conservation easement go into effect?
3. What are the buildings used for, environmental?
4. Will the land be dawn to dusk and who will police?
5. Is it two lots into one? Mr. Shurtleff stated it is one lot into two. Bill Flood asked about the house they are building will someone will live in. Mr. Shurtleff stated yes.

Mr. Shurtleff answered Ms. Whaley's questions and stated that under NYS law you cannot deny access to a cemetery. Michael Hayes stated that it needed to be determined if it was a private or public cemetery. The conservation easement will take effect when we receive Board approval. Dr. Klemens asked about a Baseline Study that should

accompany the conservation easement. Dr. Klemens was also concerned that if the buyer falls through and the subdivision was approved for this pattern, then you would have to come back and apply again. Michael Hayes it would be conditional final approval then the buyer would close and the conservation easement would be in place. What are the buildings used for? The buildings will be used for residential and rural agriculture buildings. Ms. Peek asked how many residences? One residence and there is no number of buildings however square footage allowable is around 51000 square feet. Dr. Klemens: does the easement specify types of agriculture use? It does not allow sod farms, bio fuel production center, however does promote bio fuel crops. Dr. Klemens further said that in a county Ag District the easement language can limit the type of operations. Lot A will be owned by a private citizen and Lot B will be controlled by DEC and limit the hours of operation.

Mark Doyle spoke in favor of the subdivision and felt it was a County Ag District. There were no further public comments.

MOTION TO CLOSE THE PUBLIC HEARING was made by Tony Robustelli, seconded by Nina Peek

VOTE TAKEN – ALL IN FAVOR

Michael Hayes then stated the 62 day clock began this evening. Questions regarding the cemetery and county Ag District would need to be looked into. Mark DeLor asked what type of access would be needed to the cemetery?

## **REGULAR MEETING**

**Mayville**

**2 Lot Subdivision**

**May Lane  
Town of Amenia**

Mr. and Mrs. Mayville were present. The ZBA approved the road frontage and we are now seeking Planning Board approval. One correction is the name of the brook it is Butts Hollow Brook.

MOTION TO SET A PUBLIC HEARING FOR FEBRUARY 7 2008 MEETING was made by Tony Robustelli, seconded by Bill Flood

VOTE TAKEN - ALL IN FAVOR

**DEPOT HILL FARM**

**DEIS**

**DEPOT HILL RD  
AMENIA, NY**

Brandee Nelson representing Depot Hill Farm presented a revised scope. Bill Flood was fine with the project moving forward, however, wanted it noted that after tonight we will change. Dr. Klemens asked about 3.5.1 on page 21 regarding the Phase II study. In a field consultation with U.S. Fish and Wildlife Service it was decided there was not need to pursue because it was our interpretation that the site constituted bog turtle habitat. Michael Hayes felt that it was covered. The Resolution Amending the Final Scoping Document was read by Chairman George Fenn

MOTION TO ADOPT THE RESOLUTION AMENDING THE FINAL SCOPING DOCUMENT was made by Bill Flood,, seconded by Nina Peek

ROLL CALL:

Chairman George Fenn	Yes
William Flood	Yes
Nina Peek	Yes
Tony Robustelli	Yes
Gina Mignola	Absent
James Walsh	Absent

MOTION CARRIED

**SILO RIDGE            SILO RIDGE MASTER PLAN    ROUTE 22, AMENIA**

Mike Dignacco of Millbrook Ventures, Dan Leary Attorney for Silo Ridge Melissa Mascali and Mike Camann of Chazen represented Silo Ridge. Mike Dignacco introduced Keith Brennan of the Weitzman Group. Mr. Brennan gave an overview of their qualifications, and their involvement with the project over the past 2 years. They have done extensive market research and tried to involve different types of the market. Second homes are targeted along with the close proximity of the train station and commute into NYC. A four season site has added even more interest. Nina Peek asked if the Board could take a look at the market data. Mr. Brennan told the Board he couldn't release the market reports. Dan Leary suggested continuing the dialogue and possibly having another continuing informational exchange with the public. Silo Ridge will go over the information from the Weitzman Group and see what may be released. Mr. Brennan stated that based on the market demand, Phase I will be met. Dr. Klemens asked if they had factored in the other future developments in the area such as Carvel. Mr. Brennan said they had. This will be a 4 season resort with a full service hotel and conference center. Added to that is the design by Stearn, golf course by Ernie Els and offering golf, cross-country skiing and this will draw both a regional and national audience. Nina Peek asked with the second home market so large in this area how can the town be assured that these houses will sell and the maintenance on the infrastructure at Silo Ridge that normally would be a homeowners association how can the town be protected?

Mr. Brennan stated that this project when developed will stand out, there is a wider market and the property and project will be known across the country. Because of the commercial nature, throughout the design process there will be an operating retail resort during Phase I, however it is not a retail resort destination. Dr. Klemens asked what type of pricing. Mr. Brennan felt they would start at \$150,000 plus. Bill Flood asked when they would start the next phase. Mike Dignacco stated that they are not quite there yet. The closest Stearn project would be Carney Abbey in Porthmouth, RI. Silo Ridge asked if the 01/31/08 workshop meeting be a Special Meeting. Dan Leary stated that the preliminary MDP has been circulated and was in hopes to have it accepted at the special meeting on 01/31/08. The Board agreed.

**OTHER MATTERS:**

The Board went over a draft of the “Policies and Procedures” for the Planning Board to follow with regard to timelines and deadlines for submission. This will be further discussed at the next meeting.

MOTION TO CLOSE THE MEETING was made by Bill Flood, seconded by Tony Robustelli.

**Meeting adjourned.**

Respectfully submitted by,

Susan M. Metcalfe  
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on January 3, 2008 and are not to be construed as the final official minutes until so approved.

\_\_\_\_\_ Approved as read

\_\_\_\_\_ Approved with: deletions, corrections and additions