



Town Of Amenia

36B MECHANIC STREET, PO BOX 126, AMENIA, NY 12501
TEL: 845-373-8860, x106 FAX: 845-373-9147

Planning Board Meeting February 7, 2008

Members present: Chairman George Fenn
William Flood
Joseph Fontaine
Nina Peek
Gina Mignola
James Walsh
Anthony Robustelli

Gina Magnolia moved to open the meeting at 7:03pm
Seconded by Jim Walsh

Chair Fenn	Yes	N. Peek	Yes
W. Flood	Yes	G. Mignola	Yes
J. Fontaine	Yes	J. Walsh	Yes
Tony Robustelli	Yes		

Public Hearing for Mayville – two lot subdivision

Present : Jonathan Walsh, PE Zarecki's Office

Secretary received check from applicant in the amount of \$187.39 for publishing and certified mailing cost.

Chairman opens floor for public comments

1. One public comment made by Gladys Archambault stating “No objection to what they are building on or subdividing, they are my neighbor”

Applicant informs board the only issue is the DEC letter regarding the bog turtle habitat. The applicant contacted two environmental consultants who, with the information given, feel that the area is probably not a habitat area, however the consultants would not provide a letter stating their assertions unless a habitat assessment were to be completed.. Applicant also states that the buffer is adequate- with over two hundred feet from the stream. Applicant submitted a Full EAF. Discussion regarding the boxes in part 2 of EAF; and these are under the thresholds for a more detail review.

Motion to Close Public Hearing

Made by W. Flood,
Seconded by J. Walsh

Chair Fenn	Yes	N. Peek	Yes
W. Flood	Yes	G. Mignola	No
J. Fontaine	Yes	J. Walsh	Yes
Tony Robustelli	Yes		

Motion carries 7/0

Motion to adopt a negative declaration

Made by J. Walsh
Seconded by A. Robustelli

Chair Fenn	Yes	N. Peek	Yes
W. Flood	Yes	G. Mignola	No
J. Fontaine	Yes	J. Walsh	Yes
Tony Robustelli	Yes		

Motion carries 6/1

Board member Mignola is not convinced this is the way to go and that perhaps Dr. Klemens should have reviewed and given the board his opinion.

Motion to issue Conditional Approval subject to applicant obtaining approval from Department of Health

Motion made by W. Flood
Seconded by J. Fontaine

George Fenn	Yes	Nina Peek	Yes
Bill Flood	Yes	Gina Mignola	Yes
Joseph Fontaine	Yes	James Walsh	Yes
Tony Robustelli	Yes		

Motion Carries 7/0

SILO RIDGE RESORT for the purpose of continued DEIS review

Others present: Michael Soyka, PE Town Engineer
MaryAnne Johnson GREENPLAN
Michael Dignacco Millbrook Ventures
Dan Leary, Esq. Applicants Attorney

Applicant presented to board revised maps and narrative for each map as requested at last weeks meeting, Narrative for Home Owners Association (HOA) and managements structure, constraints plan with narrative to follow. Mary Anne Johnson of GREENPLAN acknowledges constraints plan shown and indicates this is what she was looking for.

Board Member Fontaine questions the rationale of the number of parking spaces.

Soyka questions how the parking spaces were allocated; leading into a discussion regarding how to rationalize the number of parking spaces.

Board members Peek and Mignola questioned further the parking concern with regards to the details of employee/resident/guest locations, on street parking, shared use.

Attorney Michael Hayes commented that Applicant's assumptions regarding the supply and demand for parking spaces have a direct bearing on the calculations for both impervious surface and open space.

Because the Applicant is right on the threshold for minimum 80 percent open space and maximum 15 percent impervious surface – it is important that the parking calculations are substantiated – as the project may not be eligible for the RDO zone if the thresholds are exceeded.

Chairman Fenn read aloud Resolution referring to the Amenia Planning Board being in receipt of Subdivision, Special Use Permit and Site Plan application by Higher Ground Country Club, LLC. *See attached*

Motion to adopt said resolution.

Motion made by Chair Fenn
Seconded by J. Fontaine

2.7.2008 Planning Board Meeting

George Fenn	Yes	Nina Peek	No
Bill Flood	Yes	Gina Mignola	Yes
Joseph Fontaine	Yes	James Walsh	Yes
Tony Robustelli	Yes		

Motion carries 6/1

The continuation of the Public Hearing will be on March 5, 2008 at 7:00PM at Silo Ridge Country Club, 4651 Route 22, Amenia New York

Trust for Public Land for the purpose of discussion

Board set a site walk for February 23rd at 10:00am. Chairman will make arrangements with applicant.

Policies and Procedures for the purpose of discussion and vote

Board discussed the need to set procedural guideline.

Motion to accept the Policy and Procedures of the Planning Board

Motion made by Chair Fenn
Seconded by J. Fontaine

George Fenn	Yes	Nina Peek	Yes
Bill Flood	Yes	Gina Mignola	Yes
Joseph Fontaine	Yes	James Walsh	Yes
Tony Robustelli	Yes		

Motion carries 7/0

Motion to adjourn

Motion made by G. Mignola
Seconded by J. Walsh

George Fenn	Yes	Nina Peek	Yes
Bill Flood	Yes	Gina Mignola	Yes
Joseph Fontaine	Yes	James Walsh	Yes
Tony Robustelli	Yes		

Motion carries 7/0

Meeting closed at 9:00PM

Respectfully submitted,

Dawn Marie Klingner
Acting Secretary

Minutes approved 04-05-08