



Town Of Amenia

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

Planning Board Workshop February 28, 2008

Members Present: Chairman George Fenn
Joseph Fontaine
Nina Peek
Anthony Robustelli

Members Absent: William Flood
James Walsh
Gina Mignola

Chairman called the meeting to order at 7:00pm

Mazzotta, Dante Site Plan

Applicant presented to the Board that the 25,000 gallon grease trap has been installed; presented a copy of a letter from the Dept. of Heath with their approval dated February 7, 2008. Board will set public hearing date at next week's regular meeting.

Dosher, Joseph Lot Line Realignment
Represented by Jonathan Walsh, PE Zarecki and Associates

The realignment is as follows:

Lot 1: 84+ acres to 75 acres

Lot 2: 1+ acre to 10.01 acres

Applicant has requested a public hearing date to be set. This matter has been adjourned to March 6th to set date if applicant can provide before next week a letter from DEC / National Heritage regarding endangered species.

Houlihan, Clair ---Site Plan----- NO SHOW

Henry, William ---2-Lot subdivision represented with Kirk Horton

Inquired about a two lot subdivision and the use of the farm road. Applicant will need to get approval from County public works – since road in question is a county road.

Depot Hill Farm/ Keane Stud, LLC --- DEIS Completeness Review---

Represented by Brandee Nelson Crawford Engineering

Review and Discuss:

- February 28, 2008 Comment memo from Michael W. Soyka, P.E. (see attached document),
- Memo from Dr. Michael Klemens (see attached),
- Draft Review letter from Mary Ann Johnson of Greenplan (see attached).

The discussion focused on comments for which the Applicant had questions or concerns. Comments not discussed, will all be addressed – point by point – in a memo to be issued by Crawford Engineering.

Dr. Klemens Memo:

With regards to section 1.0 Executive Summary point 4- the Applicant has a letter from DEC and with regards to points 5 and 6, in reference to the letter from Jan 9th from Norbert Quenzer. Dr. Klemens inquired about Norbert's letter regarding wastewater and storm water. Brandee will try to get a letter from Cheslick. Dr. Klemens was concerned about the coordination of comments, and review between all the involved review agencies and requested documentation directly from the reviewers.

N. Peek inquired if a permit is necessary to cross the stream. Brandee responded that the Applicant would need to file a Pre-construction Notice with DEC as the 1/10th acre disturbance exception is no longer in effect.

Page 3 section 3.3.16- discussion regarding the runoff onto the Peek parcel; Brandee Nelson indicated that she and Mike Soyka would plan a field visit for the following Saturday to survey drainage and run-off on CR 81 and off Depot Hill Road.

Discussion regarding the Phase 1a and 1b cultural resources analysis, and whether the Applicant had started Phase II testing; N. Peek inquired as to whether the Phase I report had been forwarded to the New York State Office of Parks, Recreation and Historic Preservation (SHPO). M. Hayes noted that the DEIS cannot be accepted as complete until the Phase II archeological testing has been completed.

Michael Klemens and Brandee Nelson discussion involvement and coordination with the US Department of Fish & Wildlife. Brandee indicated that they are and will continue to coordinate the review process.

GreenPlan – Draft Memorandum dated February 28, 2008

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Discussion regarding the renderings and concern about the computer generated photos versus the photo-simulations Brandee indicated that additional information would be provided regarding the location of certain sections, the color of the buildings, the presence of mature landscaping, and specific additional viewpoints along Depot Hill Road.

The Planning Board also requested visual concepts for equestrian center.

Discussion on Neighborhood 4-

There was a lot of discussion regarding the proposed layout; location of house vs. garage; landscape; sidewalks, parking on-street, and the style shaker house throughout neighborhood.

Roads- currently contemplated at 18 feet, N. Peek advised that the minimum is 20 feet in width for fire truck access.

Consultant will discuss workforce housing with applicant; waiting to hear from town board for numbers.

Other Matters:

Nina Peek attended the meeting at Silo Ridge with the Amenia Fire Department, minutes to follow.

Wednesday, March 5, 2008 at 7:00 Silo Ridge Public Hearing

Discussion regarding Trust for Public Land and non for profits; this matter can not be added back onto the calendar until escrow payment has been made.

Meeting adjourned at 9:00pm

Respectfully Submitted

Dawn Marie Klingner
Acting Planning Board Secretary

Minutes Approved 04-05-08