



Town Of Amenia

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

Planning Board Special Meeting March 27, 2008

Members Present: Chairman George Fenn
Joseph Fontaine
Nina Peek
Gina Mignola
Anthony Robustelli
James Walsh

Members Absent: William Flood

Meeting opened at 7:06PM

Public Hearing

Dante Mazzotta Special Use Permit Freshtown Plaza

Present: Dante Mazzotta, Applicant

1. Motion to Open Public Hearing for Special Use Permit for Santos Pizzeria

Made by J. Walsh
Seconded by N. Peek

Chair Fenn	Yes	N. Peek	Yes
W. Flood	absent	G. Mignola	Yes
J. Fontaine	Yes	J. Walsh	absent- late arrival
Tony Robustelli	Yes		

Motion passes 5/0

Chairman opens the floor for public comment. No comments were made.

2. Motion to close Public Hearing.

Made by J. Fontaine
Seconded by J. Walsh

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

Motion passes 6/0

Regular meeting called to order at 7:08PM

Chairman Fenn read aloud the 12 Project Criteria as listed on page 103 of the Zoning Law. (see attached)

3. Motion to determine that none of the criteria as read aloud by chairman will be violated.

Made by Chair Fenn
Seconded by J. Fontaine

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

Motion passes 6/0

Referral to Dutchess County planning complete - and county has responded that this is a local matter.

Department of Health has approved project.

4. Motion to constitute the Planning Board as lead agency for an uncoordinated review of the environmental impacts of the proposed

Made by J. Walsh
Seconded by Chair Fenn

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

Motion passes 6/0

5. Motion to find a Negative Determination with respect to the impacts of the proposed action.

Made by N. Peek
Seconded by J. Walsh

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

Motion passes 6/0

6. Motion to grant Special Use Permit

Made by G. Mignola

Seconded by A. Robustelli

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

Motion passes 6/0

Workshop Agenda

Silo Ridge Resort Community Discussion

Others Present:

MaryAnne Johnson	GreenPlan. Inc. Consultant
Michael Soyka, PE	Town Engineer

Michael Dignacco	Millbrook Ventures- Applicant Consultant
Michael Camann	Chazen Co. – Applicant Consultant
Dan Leary, Esq	Applicant’s Attorney
Paul Whalen	Robert A.M Stern Architects
Dan Lobitz	Robert A.M Stern Architects
Joel Mendelson	Robert A.M Stern Architects
Bryan Hale	Robert A.M Stern Architects

M. Dignacco introduces the purpose of tonight’s meeting

1. To show the refinements made to Master Plan
2. To review the architectural designs
3. To inquire what is the next step for submitting the Master Development Plan (MDP)
4. To inquire the process and update the board on the public comments submitted

M. Dignacco reviewed the areas that have been refined and enhanced by referencing the map presented.

1. Relocating the main entrance to eliminate the sharp turn.
2. Welcome house may be gated, but will be elegant with two stone arches (one lane in each direction); residents and emergency vehicles can drive around welcome house to enter, visitors will enter through the gate, and check-in at the gate-house.
3. Decreased impervious surface throughout
4. Shifted one tennis court more south, will not be indoor, no exterior lighting, leaving more trees.
5. Eliminated 2 tennis courts- creating ½ acre less of impervious
6. Eliminated some rear alley ways and will have subsurface – this will reduce the grading by approximately 50,000 cubic yards – this is in the area where houses are facing south behind center of town.
7. Club house- was 8 feet below will now be raised.
8. South lawn area- parking below, eliminating back alley way
9. Relocated 4 single-family -houses next to hole 12 to behind hole 14 to help preserve wet land area
10. Rear road- “rural country road” moved away from mountain side to decrease the retaining walls by approx. 20,000 feet.
11. Vineyard area decreased by 19 flats,

Chair asked the movement of houses by wetland, what is the impact? - There will be a less in
Jim Walsh asked – Is there a change in the number of units? Less 21 units site-wide

Robert AM Stern Architects presentation presented by: Paul Whalen and Dan Lobitz:

The Village Center will have bright colors- white, cream, pale green- colors that will stand out
and as you move further out of the center the colors will go more natural.

The welcome house will be stone and shingled; fire trucks will drive around the gatehouse .

G. Mignola inquires about after hours if it will be staffed? That is yet to be determined; the hotel
will want a welcoming invite.

Designs presented were of the main three buildings facing the green and of the five buildings
facing the golf course. These will be the buildings that will have retail and shops on the ground
floor and living space above.

N. Peek inquires the height of the tallest building in the Village Green area- M. Dignaccio
responded that the largest building would be 5 stories - 48 Feet to roof gable – so actual height
needs to be determined

Main hotel- the green is facing the rear of the hotel.

Feature changes on the hotel- a big porch and an A-symmetrical look rather than the first idea of
symmetry.

Single family houses, will have a related look but not identical.

Such designs were from those as in the Sharon/Lakeville/ Kent CT. – RAMSA will provide
examples of similar developments.

Vineyard houses will have a country look.

N. Peek asked for designs on the winery. M. Dignacco responded that they are waiting for the
video to be complete and that there is a separate architect completing the winery.

G. Mignola asked to compare this project, the scaling of the buildings or grouping of building to
another project. Applicant will look into to this and get back to the board with a response.

Town resident Sharon Kroeger inquires about runoff into the Amenia stream. – This is be
addressed in the FEIS.

Town resident Tom Werner inquires about the access of the trails from town property that is not
represented on these maps. This is not the purpose of these particular maps or of this evening's
discussion

M. Dignacco – Will drop off the Master Development Plan by next Thursday and would like to
be on the April 24th agenda.

Chazen had compiled the comments and categorized them and are working on responses.

M. Camann, from Chazen inquires if they should be working directly with the consultants or if they are to continue working directly with the board. The consultants are meeting on Friday, and this answer will be available then.

Working with Els Design on the golf course; this is for the purpose of more landscaping and addition of buffers.

N. Peek inquires and discussion occurs on whether the Applicant is seeking site plan approval for the entire site or if they will seek individual site plan approval for each phase of the project. The Planning Board would like to review and approve site plans for each phase. M Soyka noted that the DEC and the Town would prefer individual site plan approval for each phase of development. An advantage of this, for the Applicant, would be that bonding would only be necessary for infrastructure occurring at that time, rather than the entire project significantly reducing the amount of the bond and its carrying costs. Further, individual site plan approval by phase would be more manageable, and the board gets a second look. This is the way that the Town of Beekman opted.

M. Camman responded that it is the Applicant's choice, which way they will proceed – but noted that it is likely they will seek one site plan approval for the entire site from both the Planning Board and obtaining their permits from agencies. Further, M. Camman noted that the applicant has been working with DEC and has requested a waiver to allow them to disturb more than 5 acre at a time during grading and construction.

The applicant feels that it is their decision to make on how they will proceed.

Motion to close meeting

Made by G. Mignola

Seconded by: J. Fontaine

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

Motion passes 6/0

Respectfully Submitted

Dawn Marie Klingner

Acting Planning Board Secretary

Minutes Approved 04-05-08