

**TOWN OF AMENIA  
PLANNING BOARD MEETING  
THURSDAY, MAY 1, 2008**

PRESENT: Chairman George Fenn  
Norm Fontaine  
Bill Flood  
Gina Mignola  
Nina Peek  
Tony Robustelli

Michael Hayes  
Mary Ann Johnson  
Dr. Michael Klemens

ABSENT: James Walsh

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

**CROP PRODUCTIONS**

**SITE PLAN**

**ROUTE 343**

The Board at the workshop meeting went over a revision for the site plan for landscaping. Crop Productions needs to submit to the Board a drawing showing what the revision will be along with the letter from Lopane regarding the changes.

MOTION TO APPROVE THE CHANGES REQUESTED FOR THE LANDSCAPING PLAN AND ADOPT A NEGATIVE DECLARATION UNDER SEQRA was made by Norm Fontaine, seconded by Gina Mignola

VOTE TAKEN - ALL IN FAVOR

**SILO RIDGE**

**MDP**

**ROUTE 22**

Mike Dignacco asked the Board in the Visual Analysis what would be included, what colors. Chairman Fenn felt a sharp contrast would be helpful in analyzing the buildings on the landscape. Michael Hayes stated it should show both unmitigated impact and mitigated impact. Mr. Dignacco asked what the base color should be. Mary Ann Johnson felt a lighter color with a different color roof that would show the contrast. Mike Dignacco told the Board that the winery had been staked out. The green stakes is where the winery was located; the pink stakes is the new location as the winery has been moved back 25'. A new video will be coming soon and that can be put on the web. Mike Dignacco said they were working on another video looking south on Route 44 with simulated buildings of the golf course. Dr. Klemens asked what time would you respond to the soils to construct on. Mike Dignacco said Chazen would respond to that. Mary Ann Johnson stated that the consultants and applicant would be meeting on May 19<sup>th</sup> at 9:30 A.M. At that time Chazen would be outlining the issues. Dr. Klemens asked if he would get the responses before the meeting. Mr. Dignacco said they would.

**OTHER MATTERS**

**KAIN FARM**

**SUB-DIVISION**

**AMENIA, NY**

Kurt Horton approached the Board representing the buyer for the Kain Property. The subdivision was approved last December however, was never filed with Dutchess County. Michael Hayes felt that since it was a conditional final approval, the Board can revise this condition for the easement of the driveway, produce an executed deed that can be recorded and the conditional final can be final. Then Chairman Fenn can sign it and then the plat and easement can be recorded at the same time.

MOTION TO GRANT A 90 DAY EXTENSION ON THE CONDITIONAL FINAL APPROVAL OF THE KAIN PROPERTY SUB-DIVISION was made by Gina Mignola, seconded by Nina Peek

VOTE TAKEN - ALL IN FAVOR

**DEPOT HILL FARM**

**DEPOT HILL**

Mary Ann Johnson talked about the meeting with the DEC. The DEC was non committal with their responses however, could give informal comments if asked. At the workshop meeting it was decided that a letter go out to the DEC to get their comments. Michael Hayes asked Dr. Klemens as to how important is the letter from the DEC? The first person that raised the comments about the wastewater discharge in AM 16 was Mr. Chisler from DEC. Dr. Klemens went on to say he hoped the Region 3 permitting staff is no longer concerned about this matter. Michael Hayes asked at what point will this be deem complete and then get comment from the DEC during the public comment period. Dr. Klemens felt the DEC would not put this in writing. Chairman Fenn asked if the Board should send a letter to the DEC asking for their help in the matter. Michael Hayes felt a letter could not hurt.

MOTION TO APPROVE THE MINUTES OF APRIL 3, 2008 was made by Tony Robustelli, seconded by Norm Fontaine

VOTE TAKEN - ALL IN FAVOR

MOTION TO CLOSE THE MEETING was made by Tony Robustelli, seconded by Norm Fontaine

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 May 1, 2008 and are not to be construed as the final official minutes until so approved.

Approved as read  
 Approved with: deletions, corrections, and additions