

He offered to put a covenant in the DEIS stating that if he changes the market and sells for less than \$975,000 then they would file an SEIS and return to the Board with a new presentation on the fiscal impact. We are discussing with the town about the water district and tying into it. If we have to drill a new well, we need to come back to the Board. Michael Hayes felt it would take a lot of good faith that these houses will sell for the asking price and that plans will work out, however, what would be the burden of running the numbers at a lower price to at least let the town understand what the ramifications were if the project doesn't go as planned and gets handed over to someone else. Mr. Stark continued that the DEIS is to make the public understand the impact of what the project is doing. Mr. Miller cited that Carvel gave a worst case scenario. Brandee Nelson stated that this was discussed and the sensitivity analysis is already being incorporated. Mr. Stark offered to sit down with the Board, Michael Hayes and its consultants go to through the cost numbers of this project. It will cost about \$35,000 per home for the cost of the Equestrian Facility as this is a luxury development. Mr. Hayes asked what the alternatives were. Ms. Nelson answered a low density alternative, an alternate RDO, and a conventional layout. Mr. Miller felt there were other fiscal impact issues that were raised. Ms. Nelson felt this was the one that was unresolved. Mr. Gaskell asked Ms. Nelson if the other issues were being addressed. Ms. Nelson responded yes. Also included were the impacts on municipal services, school aid, and interviews to go along with the per capita analysis. We need to satisfy the house price before proceeding. Mr. Gaskell asked if there was a market study that supports the \$975,000. Mr. Stark replied that the Weitzman report supports that. Ms. Peek stated that that report states there is significant less demand than supply with the Silo Project and in order to meet their targets they will need to capture 88% of the second home market in the area. Mr. Stark felt that was not the issue. If the market was not there, then they would not build, if there was no building then there would be no adverse fiscal impact.

Ms. Peek felt that perhaps a sentence in the DEIS stating that if the homes did not sell for the stated price the project would not be feasible and would not move forward... Mr. Stark agreed to this. Michael Hayes felt the project should show an alternative analysis to the Board. Chairman Fenn stated there are a number of alternative plans in the DEIS. Why is this so distasteful? Ms. Nelson responded they were in the scoping outline, and this has come late in the project. We have already agreed to do an analysis of full time occupancy vs. secondary home in a 50/50 ratio to provide more information to the Board regarding impacts. It doesn't seem relevant. Chairman Fenn felt we should move forward on adding an existing sentence to the DEIS stating that the houses cannot sell for less than \$975,000 and if they don't sell, then the project will not move forward. Mr. Stark further added he will add a sentence that if we or any successor wants to sell for less than \$975,000 then they will have to come back to the Board. Dr. Klemens added the ACOE response is what he needed and needs to be included; the Macro Invertebrates is fine and the only outstanding thing is the Bog Turtle appendix. Ms. Nelson replied they are working on it. The letter to the DEC has gone out from Chairman Fenn.

SILLO RIDGE

STATUS

ROUTE 22 - AMENIA

Mike Dignacco representing Silo Ridge asked how many copies of the Draft FEIS were needed.

The members of the Board should get copies plus the consultants also Marty Petrovich, Turf Management Professor at Cornell. Professor Petrovich has been asked to look at the management plan for the golf course. Ms. Peek asked about the resolution on any other additional questions on the market study. Mike Dignacco stated they were doing a reduced value analysis. Mr. Gaskell stated that if the Board feels that there are issues related to the technical analysis in the market study, it would pay to have the Weitzman group responses.

Mary Ann Johnson introduced George James from the Environmental Simulation Center to the Board. He reviewed the revised visual for Silo Ridge. Mr. James told the Board that the revised visual simulations were good. The grading plan has also been revised. One issue that is outstanding is the buildings however, the grading and other components are not represented in the simulation. He will speak with to the person who did the simulation and do a comparison between the new grading plan and look into how material it is. Then Mr. James will see if there needs to be a revision. A discussion regarding when the interim visual simulations could be circulated, and it was felt this should be complete before circulating to the Board.

DRAFT SUBDIVISION REGULATIONS

MICHAEL HAYES

The draft Subdivision Regulations are not quite finished. These will be finished soon. At the next regular meeting the Board will discuss the changes.

JLM FARM, LLC

PRE-APPLICATION

RT. 22 – AMENIA

Jim Madden and Tim Cole, owners, and Brian Houston, Surveyor approached the Board with maps and aerial view of a possible sub-division on Route 22 just south of Butts Hollow Road in the Town of Amenia. On the west side of the road the applicants have 50 acres of land; on the east side they have 15 acres. They are looking to create one lot of 13.1 acres which would be a flag lot. There is a farm lane that leads into the lot for access, then the other lot would be 37 acres. There are OC zones on the west, but the back is RA zone. They would like to farm this land as two separate lots. Michael Hayes stated that in the existing sub-division regulations when a road runs through a parcel, it is already subdivided. A flag lot is only allowed in a residential zone. Mr. Houston showed where the proposed two barns will be built. It was suggested they go before the ZBA for a variance.

HAMLET CONCEPT PLAN

CHAIRMAN FENN

Before this item could be discussed, the Board needs to review the maps that have been put on the website.

OTHER MATTERS:

Ms. Peek stated that during the last meeting of the Affordable Housing Committee, it was decided that the Town Board, Planning Board, Affordable Housing Committee and the Wastewater Committee should meet in regards to the affordable housing concerning the two large projects that are now before the Planning Board. Michael Hayes explained how affordable housing works. Silo

Ridge and Kean Stud are proposing other things in lieu of affordable housing for the Town. A time and date will be set up and all notified.

Meeting adjourned at 10:20 P.M...

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 29, 2008 and are not to be construed as the final official minutes until so approved.

Approved as read

Approved with: deletions, corrections, and additions