

**TOWN OF AMENIA  
PLANNING BOARD MEETING  
THURSDAY, JULY 10, 2008**

PRESENT: Chairman George Fenn  
Bill Flood  
Gina Mignola  
Tony Robustelli  
Jim Walsh  
Norm Fontaine  
Mary Ann Johnson, Greenplan  
Dr. Michael Klemens

ABSENT: Nina Peek

**Silo Ridge**

**Draft FEIS**

**Route 22, Amenia, NY**

Chairman George Fenn opened the meeting at 7:02 P.M.

Mary Ann Johnson of Greenplan started the meeting by explaining where the Board is in the process. The DEIS was accepted and the public hearing was held, the consultants commented and there were public comments. The applicant responded to those comments in the FEIS, the Executive Summary, the Appendices, they redid the visual, made changes to the fiscal, addressed Mike Soyka's questions, did a Habitat Management Plan, submitted a Natural Resources Management Plan, and a preliminary SWPP, all in draft form. Comments are still coming in on that draft. There are places in this document where the Planning Board has some discretion and had opportunity to talk about how they feel about the things that have been said and things that have been presented. This has been captured in many memos. Marty Petrovich asked for additional studies on the Golf Course, soil samples and, a more site specific Natural Resources Management Plan. This is not a final FEIS as changes are still being made to this document. Bill Flood asked Ms. Johnson that since she has met with the consultants on many occasions to work out these issues, as a Board we need to know what these issues are. Tony Robustelli felt that all comments should channel through Mary Ann Johnson. Ms. Johnson felt the Board needed to think about a few things, namely to have the benefit of all the consultants here to talk about the issues so you know what they are and what you should be looking for when you go back over the document. Ms. Johnson spoke with George Fenn and Michael Hayes and they felt that the Board should identify issues tonight and not come to any conclusions. Dr. Klemens felt there is a lot that is editorial in nature, which is one set of comments. There are other comments from the consultants; however it is the Planning Boards ultimate decision. Gina Mignola felt when the final document is finished the Board should go over it paragraph by paragraph. Dr. Klemens added that one needs the background of how the document got there. He added that Silo had done soil testing, and this will be put in the Environmental Impact Statement. That is new information that will be put in the document. He also felt from the Board's view there should be some type of timeline. Ms. Johnson stated that once the document is turned

around there is a two week time frame before discussion at the next meeting. Look at the format of the meeting; (1) just discussing between the Board members; (2) have the applicant engage the Board during the discussion or (3) the best solution is to invite discussion with the applicant when clarity is necessary on any given point of the document. The Board needs to be satisfied with the document. Dr. Klemens felt that this needed to be structured; going through section by section have the consultants present and get a template on the critical issues. The consultants can discuss these issues with the Board and lead the Board through a discussion and point out where the Board needs to make a decision. Mike Dignacco spoke up to ask if there is anything else the Board needs before completing the document. By Monday Ms. Johnson said Silo Ridge would have everything. The final FEIS should be delivered by 7/17/08 to the Town Hall.

MOTION TO HOLD A SPECIAL MEETING ON JULY 24, 2008 was made by Bill Flood, seconded by Tony Robustelli

ROLL CALLED:	Chairman Fenn	Yes
	Bill Flood	Yes
	Gina Mignola	No
	Jim Walsh	No
	Tony Robustelli	Yes
	Norm Fontaine	Yes

MOTION CARRIED – 4 – 2

At the July 31<sup>st</sup> workshop meeting the discussion will continue.

Ms. Johnson then went over the memo of July 10, 2008 from Michael Hayes.

1. Page 4 – At Monday’s meeting there were instances where it was truly the applicant’s voice. It was decided to add in the applicant’s opinion. Does the Board agree? Mike Dignacco stated the applicant will take out opinion and scale it down and make it more direct. The 2<sup>nd</sup> paragraph on page 5 another solution would be to take out all statement of opinion both the Board and the applicant and defer to the Findings Statement for the Planning Board. Gina Mignola objected stating that the Planning Board’s opinion should be in the document. Bill Flood added this will be in the Findings Statement. Dr. Klemens felt the consultants will lead the Board through the process. Dan Leary stated they would agree with Michael Hayes approach. The FEIS opinion will be neutral. It was decided to leave that alone.
2. Page 6 – ES-24 Sufficiency – Scenic Protection Overlay District – this project is not in full compliance.
3. Page 7 – Steep Slopes – the zoning prohibits steep slopes of 30% or more. Identify where it is occurring, how much it is occurring in the visual simulations. Dr. Klemens added the Board must be satisfied with the response. Mike Soyka will need to be present for the meeting on the 24<sup>th</sup> as well as the other consultants.
4. Page 8 – 9 ES 29-30 – Visual Impacts. 16 Buildings need height waivers as well as 4 commercial structures.

5. Page 9 ES-30 Planning Board Voice – Land use and zoning. Important point “project will not have significant impact on land use; therefore no mitigation is necessary”. The applicant is adding additional language regarding the waivers. Bill Flood asked at what point do they have to be done. Ms. Johnson answered it was during the site plan, however if the Board does not agree with the waivers, the applicant would rather know now. For the hotel they are asking 70’ the zoning is 35’.

A member of the audience asked if the visual simulations were available to the public. Chairman Fenn stated they were available to view at the Town Hall.

6. Page 11 – ES-32 - Recreation – The public will not be able to use the recreation facilities, limited use of the golf course and the spa unless you are a guest of the hotel or resident of Silo Ridge.
7. Page 12 – ES-39 – “Man-made landscape” – The applicant agreed to take out “man-made landscape around the golf course”.
8. Page 14 – Habitat Management Plan – Dr. Klemens felt this was ok and was quite accurate. Page 21 Dr. Klemens felt the Planning Board would want to soften, cut apart and neutralize. Mike Dignacco stated they will soften and neutralize.
9. Page 15 – 17 Visual Assessment – Need to look at closely.
10. Page 18 – M-11-29A – This has been addressed.
11. M-12-PHT – This has been addressed.
12. M-13-5E – This has been addressed.
13. M-19-41F – This has been addressed.
14. M-20-41A – This has been addressed.
15. Page 20 – M-24-3-B – This will be deleted -Silo ok.
16. M-52-14-D – Silo is addressing this matter
17. Page 22 1-5-1-GP12 – The applicant is revising the sentence.
18. 2.1-2-GP15 – Regarding how the public will have access to the site.
19. Page 23 2.1-11-GP24 – This has been discussed.
20. 2.1-16-41EEE – This is a new one.
21. 2.2-1-PHT – This has been done

22. Page 24 – 2.2-4-PHT – There are a set of recommendations for this one.
23. Page 25 – 2.2-11-PHT – The applicant will reword this.
24. Page 26 - 3.1-1-PHT – This will be referred to Marty Petrovich.
25. 3.1-2-PHT – Regarding the chemical use. Applicant to delete signature.
26. Page 27 – 3.1-5-GP33 – Dealing with slopes; also chemical use at the golf course. There are two of the same numbers. There will be wording changes.
27. 3.2-3-PHT – Referred to Marty Petrovich.
28. Page 28 – LID measures – Mike Dignacco stated that ones that are proposed that Silo knows they are doing – they will leave in; the ones that we review during site plan will be taken out for the FEIS.
29. Page 30 – 3.2-34-GP45a – SWPPP is a minimum requirement that the Planning Board can require. An agreement has been reached on buffers, storm water and how it will be treated.
30. Page 31 – 3.2-39-GP46 – Marty Petrovich will go over.
31. Page 32 – 3.2-62-GP64 – Karen from Greenplan made this comment, if you want this you have the ability to ask for this cumulative watershed impact analysis.
32. 3.2-71-GP73 – This will be referred to Marty Petrovich.
33. Page 33 – 3.3-2-GP74 –This has been resolved.
34. Page 34 – 3.4-5-34H – Dr. Klemens stated that in the workshop on the 7<sup>th</sup>, the applicant showed some draft drawings where they removed one house near wetland J and have taken the other house and pushed it back. This item has been resolved.
35. 3.4-10-GP75 - Dr. Klemens felt it would be better to delete that. Silo agreed.
36. Page 35 3.6.0-1-ESC1 – The next few pages of comments were done by Environmental Simulation Center and they will have responses by this Monday, July 14th.
37. Page 36 and 37 all related to visual. Page 39 – 3.6.2-5-41DDD – Visual. Page 40 – 3.6.4-6-41FFFa – Visual. Page 41 – All related to Visual. Page 43 – 3.6.7-2-PHT – Visual.

38. Page 43 – 3.7.6-PHT – This is in regards to parking at Metro-North train station and the shuttle. Silo agreed to take this out.
39. Page 44 – 3.7-16-31A – This is in regards to fire trucks. Silo needs to show they can maneuver large vehicles throughout the site. Mike Soyka will look this over.
40. Page 45 – 3.8-6-39A – Regarding recreation facilities. Silo to delete this.
41. Page 48 – 3.12-5-41RR – Regarding existing recreation and park facilities.
42. Page 55 – A9.11-1-34X – This deals with the Natural Resources Management Plan.

Ms. Johnson will be in communication with the Planning Board and will identify a portion of the document for the Planning Board to be prepared to discuss.

## **OTHER MATTERS**

MOTION TO APPROVE THE MINUTES FOR THE MEETINGS OF April 24, 2008, May 1, 2008, May 29, 2008 and June 5, 2008 was made by Bill Flood, seconded by Tony Robustelli

VOTE TAKEN – ALL IN FAVOR

MOTION TO CLOSE THE MEETING was made by Jim Walsh, seconded by Gina Mignola.

VOTE TAKEN – ALL IN FAVOR

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 July 10, 2008 and are not to be construed as the final official minutes until so approved.

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