



# TOWN OF AMENIA

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## Town of Amenia Special Planning Board Meeting

December 30, 2008

Members Present: George Fenn Jr., Chairman  
Nina Peek  
Bill Flood  
Tony Robustelli  
Norm Fontaine – arrived at 7:45pm

Absent Jim Walsh  
Gina Mignola  
  
Michael Hayes, Esq. Town Attorney  
Dr. Michael Klemens, Town Environmental Consultant

### Silo Ridge Resort Community Findings Statement Route 22, Amenia

Meeting opened at 7:00pm by Chairman George Fenn Jr.

Nina Peek made the following comments regarding the draft Findings Statement dated December 30, 2008.

General comments: the Document needs to include

1. Discussion of Applicant's commitment re: detailed project phasing.
2. Description of the proposed actions, should include description not only of the proposed development, but also the other actions (special permit, etc.) required to effectuate the proposal.
3. Revision of spelling of DeLavernge Hill throughout the document
4. Description of the responsibilities of the homeowners association
5. Description of the commitment re: conditions of occupancy for the hotel.

Ms. Peek made several comments regarding spelling, punctuation and grammar throughout the document.

Ms Peek suggests the following changes in the document-

1. Clarify whether a jurisdictional determination has been made and whether the wetlands have been verified by the Army Corp or DEC.

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2. On the bottom of page 2 section I.A remove “public spaces such as” from last sentence.
3. Page 4 - The Applicant and Michael Hayes confirmed that all proper notices had been posted in the ENB throughout the SEQRA process.
4. Page 8- Hotel, Spa, Retail and Amenities- clarification of who has spa access (the residents vs. public); and the same clarification is needed for who has golf access (page 9).
5. Page 10 Landscaping and Lighting The third sentence should read. ‘A conceptual landscaping plan, included in the MDP’ and a plan/exhibit reference number will be added.
6. Page 15 – second paragraph should reference the “rock excavation concept.”
7. Page 16/17 – Reference to Attachment A – “A” needs to be attached.
8. Reference to the winery should be revised to “restaurant” throughout the document to be consistent.
9. Page 46. First paragraph - Ms Peek did not agree with the statement that ““The impacts of the development on the Hill were offset by the creation of a new scenic overlooks at the Winery, which would be open to the public regardless of their patronage of the Winery itself.” However, the Board felt that the statement should remain but should be moved into the Mitigation section.
10. Page 55 - The Transportation section should include a discussion of parking and the Public Transit system.
11. Page 56 – last paragraph – delete the sentence, which starts “Traffic is the only impact area that could be affected...” as this is not accurate (water, sewer, energy, solid waste, etc. would be affected by utilizing the additional “lockout units.”
12. Ms. Peek pointed out that the Applicant has not proposed or provided any mitigation for several impacted intersections, which decrease in level of service (particularly Route 22/Route 81 which decreases to a LOS F).
13. Page 58- (and throughout) – references to Vineyard Townhomes/Condos – should be revised to Vineyard Cottages.
14. Page 62 – Please clarify that the requested height waivers are for an “additional” 35 feet and an “additional” 5 feet over what is currently allowed.
15. Page 65 Clarification that the sewer treatment will be built in Phase 1
16. Pages 68 rephrase the second bullet to read as follows “The proposed water distribution and storage facilities for the project will provide adequate fire flow.” The Applicant noted that adequate fire flow will not be achieved in certain portions of the project site. Also, this bullet point should be moved to impacts.
17. Page 70 – under mitigation - clarify that the net surplus goes to the School District.
18. Page 71 – Please clarify that the Recreation Master Plan indicated insufficient recreation and open space resources to accommodate current demand. Also, clarify that the proposed project does not provide any public recreation other than the artisans overlook.
19. Page 73 – Fourth paragraph- Ms. Peek asked the Applicant to explain this section as the language is extremely technical and confusing – too confusing for a public document. However the Planning Board decided that despite the fact that no one could understand the information presented, the language should remain in the Findings Statement.
20. Page 76 include a reference to SP4 of MDP for the footprint of the WWTP.
21. Page 79 the solid waste generation table should be calculated based on 901 residents (not 869 residents) with updated lbs/day and lbs/week and should also include all other users. The table should quantify solid waste generation by the commercial uses (not just employees), the golfers, banquet, restaurant, café, spa, and all other uses. The Applicant will update the table.
22. Add to mitigation the recyclable program.
23. Page 80 Noise- Impacts Revise the last paragraph which begins “as future traffic conditions will remain at acceptable conditions upon full build out of the proposed Silo Ridge Resort

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Community.” To, “Despite a deterioration of levels of service at several studied intersections.”

24. Page 82 – Text should be revised to not differentiate between the “Amenia Fire District” and the “Amenia Fire Fund.”
25. Page 84 – third paragraph – Revise to fill in blanks and reword text.
26. Page 86 – third paragraph – Revise second to last sentence; add “Alternative” after “Traditional Neighborhood and last sentence delete “more.”

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Attorney M. Hayes will make the changes as discussed and will correspond with the consultants. The revised draft findings statement will be distributed to the board members on or about 1/5/09 and will be discussed at the next meeting on January 8, 2009.

Meeting adjourned at 8:30PM

Respectfully submitted

Dawn Marie Klingner  
Acting Planning Board Secretary

Minutes approved as read

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