



Town Of Amenia

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

Planning Board Meeting
January 8, 2009 @7:00PM

Chairman William Flood
Gorge Fenn
Anthony Robustelli
Nina Peek
Joseph Fontaine
Peter Clair
ABSENT James Walsh

Others Present: Michael Hayes, Town Attorney
MaryAnne Johnson, GREENPLAN Inc. Consultant
Dr. Michael Klemens, Town Environmental Consultant
Michael Camann, Chazen Co. – Applicant Consultant
Michael Dignacco, Millbrook Ventures- Applicant Consultant
Dan Leary, Esq. Applicant's Attorney

Motion to open meeting

Motion made by: W. Flood
Seconded by: P. Clair
Motion carried 6/0

Silo Ridge Community Resort Findings Statement Route 22, Amenia

Michael Camann presented two areas for clarification in the Findings Statement.

Water: Impervious Cover/ Pollutant Loading/Drainage Patterns, 1st bullet on page 33.

This section is to read as follows, noting that these changes have been agreed to by the planning board and Dr. Klemens.

- It is the preference of the Town to utilize a "treatment train" which includes a series of vegetated stepped biofiltration wetlands for the stormwater outflow to pass through prior to directly discharging into the receiving waters of Amenia Cascade Brook and AM-15. These stepped biofiltration wetlands will further reduce the pollutant loads and will reduce the flashiness of stormwater entering the receiving waters. If, at the time of Site Plan review, the applicant wishes to use an alternative management practice, the applicant must demonstrate the alternative will achieve a pollutant removal and detention of water that is equal to or greater than the stepped biofiltration wetlands. It is noted that a 'treatment train'

design approach is not necessary for stormwater management facilities which discharge into receiving waters which ultimately convey run off (i.e. existing tributary upstream ponds, streams, drainage ditches, etc...) into Amenia Cascade Brook or wetland AM-15.

Water: Changes in water supply to streams/ wetlands: 4th bullet on page 35

Discussion on the language to be used to accurately describe the affect of the sites hydrology return in the areas of the Amenia Cascade Brook and AM-15; it is agreed upon by the consultants and the applicant that the language to accurately describe the best technological methods to reintroduce the water back into the area is complicated but it may be best described by modifying the section to read as follows:

- The Master SWPPP provides a summary of pre- and post-development discharge rates in cubic feet per second (cfs), and demonstrates that the overall peak rate of runoff from the proposed site will be less than or equal to that of existing conditions. As a result, the proposed project will not adversely affect adjacent or downstream properties or receiving watercourses in terms of increased flows. However, according to the SWPPP, the project may cause decreased flows to some surface water resources. During the Site Plan review, the Final SWPPP will be evaluated to ensure flows will not be materially altered.

Michael Dignacco, Millbrook Ventures submitted a comment letter dated 1/8/09 regarding the findings statement.

The request is to edit the existing language, on page 66 last paragraph, and page 87 last paragraph. After discussion, the consensus of the planning board is that they are comfortable that the documents states that the public access onto the project site is limited to the village green, retail shops and hotel restaurants or any other amenity offered by the resort. With this in agreement, and the further discussion regarding the resort security, the modification of this paragraph will read as follows:

- If a Welcome House with a gate is authorized, it will not be necessary to be a guest of the hotel, resort or golf course to enter the Property, however, non-guest access to the resort is restricted to the village green, retail shops and hotel restaurants or any other amenity offered by the resort operator to non-guests during operating hours. Similarly, it will not be necessary to be on a pre-approved list to enter the Property. Rather, the primary purpose of the Welcome House will be to greet visitors, identify persons entering the Property and their intended destination(s). Resort operator personnel shall have the authority to grant or deny access if resort personnel determine that a situation requiring immediate investigation or intervention by resort security or law enforcement authorities exists. Moreover, resort operator personnel shall have the authority to deny access and to remove persons who are not visiting area open to the general public during establishment business hours, who have been previously disruptive to other people visiting the resort and to the operation of the resort and who has misrepresented their stated intent or purpose for visiting the resort. However, there shall be no arbitrary denial of access to the areas open to the general public. No admission or entry fee may be charged as a condition of allowing vehicles, bicycles, or pedestrians to enter the Property unless there is a special event, such as a golf tournament.

Board member N. Peek makes note that the applicant did not update the solid waste generation chart as previously discussed. M. Hayes, Esq. does have doubts on the numbers that have been submitted but after further research he finds that the Harlem Valley transfer station does have 240 unused tons of capacity and at this time did not find a reason not to proceed.

Page 74 Recreation, Open Space, Resources and Tourism first mitigation sentence is to read as follows:

- The skating pond will be available to the public without prior reservation of the resort operator.

Motion to accept the four revisions as discussed to be deemed incorporated within the findings statement dated January 8, 2009.

Motion made by: J. Fontaine

Seconded by: A. Robustelli

Motion carried 6/0

Motion to accept the Resolution Accepting the Findings Statement for the Silo Ridge Resort Community as read aloud.

Motion made by: J. Fontaine

Seconded by A. Robustelli

Motion carries 4/1 absent/1 abstain

OTHER MATTERS

New application received for timber forest. The project name: James Morris Timber Harvest, 169 Separate Road, Amenia.

Chairman read aloud the requirements for a forest management plan from the Zoning Law page 84.

Discussion to hire Doug Ramey, East-West Forestry Associates, Inc. Forester will review the application for completeness; determine conformity with town code; report of finding and recommendations to planning board; if permit is granted the approval of project start, periodic inspections and a final report to the planning board.

This matter is scheduled to return on 1/29/09

Motion to waive the public hearing for this project.

Motion made by J. Fontaine

Seconded by A. Robustelli

Motion carried 6/0

Motion to approve minutes dated 11/06/08; 12/4/08; 12/18/08 and 12/30/08.

Motion made by G. Fenn
Seconded by W. Flood
Motion carried 5/1 abstain (by Peter Clair- new appointment)

Motion to reschedule Subdivision public hearing for Feb. 5, 2009

Motion made by W. Flood
Seconded by G. Fenn
Motion carried 6/0

The Planning Board had a discussion on changing planners. The entire board was not in agreement of changing from GreenPlan to another. It was acknowledged that MaryAnn Johnson has worked very hard and diligently for the town; a concern was expressed that Ted Fink has not been available. Chairman Flood will contact GreenPlan and have a discussion with regards to some of the concerns. The board will return next meeting and continue the discussion with regards to their options and any information they may find. Secretary will obtain information from the bookkeeping department with regards to the amount spent on consultants in 2008.

Motion to adjourn at 9:30pm

Motion made by A. Robustelli
Seconded by J. Fontaine
Motion carries 6/0

Respectfully submitted,

Dawn Marie Klingner
Acting Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from the meeting held on January 8, 2009 and are not to be construed as the final official minutes until so approved.

_____ Approved as read

_____ Approved with deletions, corrections, additions