



# Town Of Amenia

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Planning Board Meeting  
January 29, 2009 @7:00PM

Chairman William Flood  
Anthony Robustelli  
Nina Peek  
Joseph Fontaine  
Peter Clair arrived at 7:05pm  
James Walsh  
Absent Gorge Fenn

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

*Meeting opened at 7:00PM*

## **James Morris Timber Harvest Site Plan Discussion Separate Rd. Amenia**

Member J. Walsh inquired about project and Chair referred him to the Zoning Law.  
Doug Ramey, East-West Forestry Associates, Inc has been retained by the town as the forester for the project. Application will be forwarded to Mr. Remy this week.

## **Silo Ridge Community Resort MDP & Special Use Permit Route 22, Amenia**

Michael Dignacco stated that he will comply with the comments made in the draft Memorandum dated 1.27.09 from GREENPLAN, with the following comments

Page 2- comment #4 - Section III will be removed from the MDP.

Page 2- comment 5 - M. Dignacco asked for clarification; MaryAnne Johnson recommended that the Applicant provide a description of the proposed infrastructure (roads, utilities, stormwater management).

Page 2- comment 8- The Applicant's attorney, Jay Neveloff, Esq will provide a detailed description of the Homeowners Association, roles, management structure, responsibilities, etc.

Page 2- comment 13- The Applicant requested that the requirement for provision of a list of specific types of plantings to be used on the project site to be deferred until a later time; The Board agreed that a specific list may be provided during site plan, however, a concept plan - indicating the types of plantings to be used - must be provided with the Special Permit application.

Page 2- comment 14- Conceptual lighting plan will be completed by Naomi Miller. The Board agreed that the Applicant will provide a plan and text describing lighting zones (i.e. where street lighting will be located). The plan and text to be provided with the Special Permit Application will be based on the conceptual plan designed by Naomi Miller.

Page 3- comment 15- Regarding signage: the Applicant will provide with the Special Permit Application, a narrative and visuals describing materials, colors, heights, etc. of proposed signage that will be seen from the public area.

Dr. Klemens comments that in the MDP there is no reference to stormwater. The Applicant agreed to add storm water per the discussion and to include step infiltration, buffering and zone comments. The applicant and the consultant will meet to further discuss the specifics of this discussion.

Michael Dignacco stated that the applicant will comply with the comments made in Michael Hayes, Esq. comment letter dated January 28, 2009, with the following comments:

Page 2, 2<sup>nd</sup> Point - Visual Points. Visual simulations provided with the submission will be revised and corrected.

Page 3 1<sup>st</sup> point - Parking Table: The Applicant will review the narrative and simplify the description for the chart relating to the parking management strategy.

Page 4 1<sup>st</sup> point HOA Management structure: As previously indicated, detailed text on the management structure of the HOA will be provided by Jay Neveloff, Esq. and Dan Leary is working on the permits.

Michael Dignacco stated that the Applicant will comply with the comments made in Michael Soyka, PE comments letter dated January 28, 2009, with the following comments:

Page 2- parking - Applicant will calculate requirements for ADA accessible parking spaces, show the spaces on the plans, and reevaluate whether parking provided adequately addresses demand when the ADA spaces are accounted for.

The Applicant will attempt to meet the Feb. 12, 2009 submission deadline and if all is completed applicant will return on February 26, 2009

Chairman read aloud a letter from Vicki Doyle regarding Workforce Housing, which requested that the Planning Board forward the calculations regarding workforce housing, referenced in the Silo Ridge SEQRA documents to Dutchess County Planning. Discussion among the board regarding the acceptance of excess wastewater treatment capacity in lieu of provision of workforce housing; Chairman will contact Anne Saylor from Dutchess County Planning to review calculations provided by the Applicant to determine the cost for provision of affordable housing.

**Lands of George Petrides Pre-application, Two-lot Subdivision, Separate Road, Amenia**  
Wade Silkworth, PE  
Joe Berger

George Petrides, Applicant

Presentation made by W. Silkworth, PE of a proposed two-lot subdivision on Separate Road. The proposed lot would exceed 10 acres (per zoning) with a 4 bedroom home. The home site is proposed at bottom of ridgeline to help eliminate ridge line views, a silt fence will be installed by hand and is out of the 100 wetland buffer. Mike Nowicki has been retained by the Applicant to complete the field flagging. The site is located in the Town's Stream Corridor Overlay zone and the Ridgeline Protection Overlay zone.

Board pointed out that the Town's stream protection buffer of 150 feet needs to be marked on map in addition to the 100 DEC boundary.

The DEC has not field verified the wetlands flagging.

A site plan will be needed and to included landscaping, erosion plan, plantings for 50 foot buffer and wetland buffer.

The Chairman noted that he had spoken with Stanley Whitehead, who indicated a significant existing drainage problem associated with the existing house on this property, which would need to be addressed in advance of any subdivision being granted.

The Chairman noted that he had forwarded this application to the CAC for their review.

Escrow of \$5000 was requested as well as an formal application.

Applicant approached the table and stated to the Chairman that he would contact him if he will move forward with this application and that he would contact chairman on Friday or Monday.

## OTHER MATTERS

Board had a discussion regarding enforcing policies and procedures for applications, including: requiring applicants to meet submission deadlines, not accepting piecemeal applications, not allowing partial applications to be placed on workshop or regular meeting agendas. All of the Boards policies and procedures will heretofore be enforced.

T. Robustelli would like to see the planner doing more and presenting all the information at the meeting rather than three and four coming up to the table.

Chairman has spoken with Ted Fink and MaryAnne Johnson from GREENPLAN prior to the meeting and they too found that the issue was mostly procedural. The board will continue to work with GREENPLAN, and file the proposals from AKRF, BFJ Planning and HDR.

J. Walsh left at 9:10PM

Public comment from M. Doyle regarding the distribution of the Silo Ridge SEQRA documents and why the ZBA and DC Planning were listed as interested agencies rather than an Involved Agencies in the SEQRA documents.

Public comment from R. Eschbach regarding workforce housing and the unequal trade off for excess capacity in the proposed Silo Ridge wastewater plant; Mr. Eschbach compared the 4.13 million dollars cost to provide workforce housing compared to the 2.3 million for the wastewater treatment plant capacity. Mr. Eschbach requested additional information and clarification on the

calculations, requested that the data be independently reviewed and verified by Anne Saylor from Dutchess County Planning.

M. Eschbach also inquired why the ZBA had not been referred any of the Silo Ridge SEQRA documents for their official review. M. Hayes responded that the referral would not occur until SEQRA had been completed, as has occurred (the Findings Statement was forwarded to the ZBA). Also, the ZBA (and Dutchess County Planning) would receive an official referral for the MDP and Special Permit application.

Member P. Clair inquired about billing and the procedure of payments for the bills; and the fee schedule for consultants.

Meeting adjourned at 9:35pm

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 29, 2009 and are not to be construed as the final official minutes until so approved.

\_\_\_\_\_ Approved as read

\_\_\_\_\_ Approved with deletions, corrections, additions