



# Town Of Amenia

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Planning Board Meeting  
February 26, 2009 @7:00PM

Anthony Robustelli, Acting Chair  
Gorge Fenn  
Nina Peek  
Joseph Fontaine  
Peter Clair  
James Walsh  
William Flood

Absent

Others Present: Michael Hayes, Town Attorney  
MaryAnne Johnson, GREENPLAN Inc. Consultant  
Dr. Michael Klemens, Town Environmental Consultant  
George Janes, AICP Town Consultant/applicant's consultant  
Jeffery Stark, Applicant  
Brandee Nelson, PE Crawford  
Karen Schmieder, transcriptionist

*Meeting opened at 7:00PM*

## **Depot Hill/Keane Stud**

## **DEIS/Visuals**

## **Depot Hill Road**

George Janes presented the revised photo simulations. He gave a brief history of his involvement; Mr. Janes had reviewed the PDEIS simulations prepared by the Applicant (June 2005) and had some concerns about their methodology and accuracy. With the consent of the Planning Board, Mr. Janes was then hired by the Applicant to take new photos, prepare new simulations with accompanying text describing the existing, proposed unmitigated simulations and proposed mitigated simulations. Mr. Janes presented 10 view point simulations that show the existing conditions, the proposed conditions and the proposed condition with landscape mitigation.

Discussion ensued regarding the descriptive text written by Mr. Janes, which was edited by the Applicant and circulated to the Planning Board. The applicant felt that there were areas of the document where unnecessary descriptive language was used, so the Applicant edited Mr. Janes' language. Mr. Janes noted that he had used the descriptive language to emphasize the importance of the character and elements that best describe existing and proposed conditions including the DeLavernge Hill. Mr. Janes also stated that the proposed project will have significant unmitigated visual impacts – which cannot be minimized by the proposed

landscaping. His recommendation is to avoid or minimize the impacts – as they cannot be mitigated.

The Planning Board maintained that they had hired Mr. Janes and wanted to see his unedited and unfiltered opinions.

It was concluded that both Mr. Janes and the applicant will continue to work on document and submit to the planning board a final copy for their review.

N. Peek inquired about the architects design and completion of the Jackson Meadows Farm project (since it's referenced). Specifically, Ms. Peek requested an update on how many units had been built since the photographs on the website only show about 25 units built (total buildout would exceed 150 units). Jeff Stark agreed to provide the information requested.

Mr. Stark commented on whether the proposed Depot Hill layout conformed to Traditional Neighborhood Design (TND) standards. Per the new zoning code, developments in the RDO are required to conform to TND standards. The two properties located within the RDO are the Silo property and this property. As a developer the challenge was to create a design, which preserves the agriculture uses, maintain the view sheds and minimizes biological impacts. J. Stark asked what kind of development does the board believe would satisfy these three sometimes competing interests? Instead of debating whether this is or is not a TND, the Board discussed the potential to waive the TND requirements.

N. Fontaine would like to see better visuals.

J. Stark gave a brief summary on the history of the project as it was presented to the Dutchess Land Conservancy (DLC) and stated that DLC had signed off on the current design proposal for Depot Hill. Present in the audience was Becky Thorton, from Dutchess Land Conservancy, who disagreed stating that there were some elements of the proposal, which should be redesigned to minimize impacts on the viewshed, and that DLC had not signed off on the design.

The Applicant would like to get the project out to the public so every one can get a formal look of the project and hear their comments and concerns.

M. Hayes finds that in terms of completeness, with the exception of the visual impact analyses, the document is almost ready to be accepted as complete by the Planning Board and circulated to the involved agencies.

As previously stated, N. Peek feels that the density of the homes on both the north and south sides of Depot Hill Road, and the proposed garages fronting the north side of Depot Hill Road, create significant unmitigated visual impacts, which significantly alter the visual environment. The design for this area, as previously stated, would not be acceptable. Further, if the Applicant chooses to reallocate some of the units located within the meadows on the hillside, these should not be relocated to this area.

P. Clair inquired about the screening- and what the area would like in years to come. G. Janes provided visual simulations with proposed landscaping in leaf-off conditions, which is the worst

case scenario required by SEQRA. Presumably, in years to come, the trees would grow taller and in the summer would be leaf-on.

J. Walsh summarized his impression that in some ways, the project is sensitive to the many environmental concerns on the site, however, the Planning Board has significant concerns with the visual and design impacts, and slope issues.

This matter has been scheduled to return on March 26, 2009 to discuss these concerns when the entire board can be present.

**Other Matters**

The March 5, 2009 regular meeting has been cancelled because of no scheduled matters.

Meeting adjourned at 8:45pm

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 February 26, 2009 and are not to be construed as the final official minutes until so approved.

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

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