



# Town Of Amenia

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

## PLANING BOARD SPECIAL MEETING THURSDAY, OCTOBER 29, 2009

PRESENT: Chairman William Flood  
George Fenn  
Peter Clair  
Tony Robustelli  
Norm Fontaine

Michael Hayes, Attorney

ABSENT: Nina Peek  
James Walsh

**LOUGHLIN, JOSEPH      LOT LINE ADJUSTMENT      4 LOUGHLIN WAY  
WASSAIC, NY**

Bethany Ralph represented Mr. Loughlin. Mr. Loughlin is selling 3.34 acres and the buyer will join the 3.34 acres to his parcel for a total of 9.19 acres.

MOTION TO SET A PUBLIC HEARING ON TUESDAY, NOVEMBER 17, 2009 FOR A LOT LINE ADJUSTMENT was made by Norm Fontaine, seconded by Peter Clair

VOTE TAKEN – ALL IN FAVOR

**PALEN/VON-MERKATZ      SUB-DIVISION      326 LEEDSVILLE RD  
AMENIA, NY**

A representative for Palen/Von-Merkatz, stated that the variances granted in 1996 after checking with legal counsel, were no longer valid, therefore if going ahead with conventional subdivision, a variance would be needed. However, the Town Code now offers a different option, a small scale development, which the applicant is requesting. There are two straight lots, the lot lines are still the same. Chairman Flood asked about the letter from DEC regarding Freshwater Wetlands. The applicant stated there are no Freshwater Wetlands on the property, however there was a flag for endangered species, the Timber Rattler. The possible den falls within the 1.5 mile radius of the project. Chairman Flood felt Dr. Klemens should take a look at the project and will contact the applicant regarding the Timber Rattler as well a habitat for Bog Turtles.

MOTION TO SET A PUBLIC HEARING ON TUESDAY, NOVEMBER 17, 2009 FOR A SMALL SCALE DEVELOPMENT was made by Norm Fontaine, seconded by George Fenn

VOTE TAKEN – ALL IN FAVOR

**TROUTBECK      2-LOT-LINE CHANGES      YELLOW CITY/LEEDSVILLE RD  
AMENIA, NY**

Martin Beyard, Chazen Company, represented the applicant Jim Flarty, Bob Skibsted, Troutbeck Golf Venture LLC, and Troutbeck Homeowners Association. There are two tax parcels, when finished they will be reconfigured and will reestablish a third lot that formerly existed prior to 2002. Mr. Beyard then went over a history of the property. Prior to 2002 Mr. Flarty and Mr. Skibsted sold property to Golf Venture LLC to develop a golf course. This project never happened. He showed new maps to the Board. There are two lot line changes and the reestablishment of a lot consisting of 10.2 acres. Michael Hayes asked how long is the road shown? Mr. Flarty stated about ½ mile and will only add another 600 feet to the new lot. Prior to 2002 it was an existing right of way. Michael Hayes stated that a cul de sac could only be 1500 feet otherwise they would need Board waiver. There will be no subdivision off that road only to get to the lot. The Homeowners Association owns the Wildlife Preserve equally, but it is not part of the subdivision. The Troutbeck Homeowners Association has been notified of these changes and approved.

Chairman Flood stated that Troutbeck Golf Venture LLC is in the process of putting the 264 acres with Dutchess Land Conservancy. He will speak with Becky Thornton and find out where the process is with DLC. Michael Hayes stated he wanted to check to see if there are existing conservation easements on the subdivision. Troutbeck Homeowners Association needs a condition of approval on the map and put conservation easement followed by conservation organization to be held by the HOA for purposes of the open space parcel. Also Troutbeck Golf Venture LLC, as part of the application and approval process, must state the land will be going into conservation easement. They asked to be on the agenda for the November 17<sup>th</sup> meeting.

**OTHER MATTERS:**

Depot Hill Farm - The Board discussed the letter received from Brandee Nelson. Depot Hill Farm is doing a revised submission. The consultants are still on hold.

9 Unit Apartment Building – Old Route 22 - Chairman Flood spoke with Dan Wheeler, engineer of the building. Chairman Flood suggested affordable housing and Mr. Wheeler spoke with the owners and they were interested. On October 29<sup>th</sup> there was a meeting with Dan Wheeler, the owner of the building, Nancy Brusie, Betty Rooney, Sue Gregory (Affordable Housing Committee) and Chairman Flood. There are legal issues, the Housing Board will go to the county to see what the requirements are, and the building must be brought up to code. The owners agreed to move forward. There will be another meeting in a couple of weeks to see where issues are at that point. The Health Department will be involved.

Syms – The Board asked Syms for information for Dr. Klemens. To date this has not yet been received. Also, escrow is still underfunded.

Meeting Notification – After discussion it was requested an email be sent before meetings in order to let the Board know who will be present and who will not be able to attend.

Chairman Flood also reminded the Board they needed to attend required classes.

MOTION TO APPROVED THE MINUTES OF OCTOBER 1, 2009 AS READ was made by Tony Robustelli, seconded by Peter Clair

VOTE TAKEN - ALL IN FAVOR

The meeting of November 5, 2009 has been rescheduled to Tuesday, November 17, 2009 at 7:00 P.M. The November 26, 2009 workshop and the December 31, 2009 workshop are cancelled due to holidays.

MOTION TO CLOSE THE MEETING AT 8:35 P.M. was made by Norm Fontaine, seconded by Tony Robustelli

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

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