

Palen/VonMerkatz

Two Lot Subdivision

**Leedsville Road
Amenia, NY**

MOTION TO OPEN THE PUBLIC HEARING FOR PALEN/VONMERKATS FOR A TWO LOT SUBDIVISION was made by Peter Clair, seconded by Nina Peek

Joel Chase, Zuricke and Associates, represented the applicant. Michael Hayes and Michael Soyka have both done their reviews, however Dr. Klemens also needs to do a field inspection of the project. Mr. Soyka noted that since the applicant is doing this as a small scale development this will allow them to have 150 feet of road frontage in the RR district. They are in compliance for a small scale development. Chairman Flood added because there are bog turtles and rattlesnakes in the area Dr. Klemens will need to go to the site. For that reason, this public hearing will be held open until the December 3rd, meeting. Michael Hayes stated the interested agencies included the DEC, Dutchess County Department of Health and the Dutchess County Highway Department.

Ms. Cindy Casey was concerned about her water rights. She will see Ms. Anguin tomorrow regarding the maps and return next month for the continuation of the Public Hearing.

MOTION TO CIRCULATE FOR LEAD AGENCY STATUS was made by Nina Peek, seconded by James Walsh

VOTE TAKEN – ALL IN FAVOR

A response from all the interested agencies is needed by December 3rd otherwise the Public Hearing must be held over until January, as they are entitled to 30 days response time. A coordinated review is what Mr. Chase agreed. Mr. Chase will bring the necessary papers, maps and application to Ms. Anguin.

MOTION FOR THE PLANNING BOARD TO TREAT THIS APPLICATION AS A MINOR SUBDIVISION was made by Tony Robustelli, seconded by Peter Clair

VOTE TAKEN – ALL IN FAVOR

MOTION TO CONTINUE THE PUBLIC HEARING UNTIL THE MEETING OF DECEMBER 3RD, 2009 was made by James Walsh, seconded by Peter Clair

VOTE TAKEN – ALL IN FAVOR

REGULAR MEETING

Smithfield Farms

Lot Line Adjustment

**Smithfield Valley Rd
Flint Hill Road
Amenia, NY**

Kurt Horton represented the applicant, Smithfield Farms. Basically they would like to change the boundary lines; they will pick up .852 and add it to lot #2. This is the top of the field and they want to have more frontage by the culvert in order to possibly come in with a driveway in the future.

MOTION TO SCHEDULE A PUBLIC HEARING FOR JANUARY 7TH, 2010 was made by Nina Peek, seconded by Norm Fontaine

VOTE TAKEN – ALL IN FAVOR

Troutbeck

**Lot Line Adjustment/
Subdivision**

**Yellow City Road
Amenia, NY**

Martin Bayrd of Chazen represented the applicants. Michael Hayes spoke to the Board regarding changes Troutbeck has made since the last meeting. They will now eliminate the one new 10 acre lot with the extension of the private road and will just make two lot line adjustments. The land that remains HOA land will surround the lots of the homeowners and will be part of the open space parcel. There were concerns regarding the Golf Venture lands retaining the site plan and special use permit, after research the approvals expired 18 months after they were granted. The Golf Venture owner will not object to a resolution of approval confirming those approvals have all expired and do not run with the land. Norm Fontaine was concerned that the HOA constraints on the original property, when a new piece is added, do those constraints go to the new property? Michael Hayes stated that the property will be held as HOA Open Space. There were no other Board concerns.

MOTION TO SCHEDULE A PUBLIC HEARING FOR TROUTBECK LOT LINE ADJUSTMENT ON DECEMBER 3, 2009 was made by Peter Clair, seconded by Tony Robustelli

VOTE TAKEN – ALL IN FAVOR

OTHER MATTERS:

Chairman Flood told the Board a letter from Mr. LaRobadier from Glen Avenue in Dover Plains had been received. This was in regards to a subdivision approval on Route 22 for the building of a home and replacement of the existing mobile home. He had been in touch with Ms. Brusie with regard to zoning issues. As part of the approval, the mobile home should go.

Silo Ridge – Clark, Peterson & Lee from Albany is the engineering firm hired by Silo Ridge for site plan work and they have also hired Pike Construction for the construction work. On December 2nd, 2009 there will be a meeting in Michael Hayes office at 9 a.m. with MaryAnn Johnson, Mike Soyka, Bill Flood, Peter Clair and representatives from Silo Ridge. The MOU has not been finalized yet. The Planning Board still needs to approve the Conservation Group.

Depot Hill – is in bankruptcy.

MOTION TO APPROVE THE MINUTES OF OCTOBER 29TH, 2009 was made by Tony Robustelli, seconded by James Walsh

VOTE TAKEN – ALL IN FAVOR

MOTION TO CLOSE THE SPECIAL PLANNING BOARD MEETING AT 8:00 P.M. was made by Peter Clair, seconded by Norm Fontaine

VOTE TAKEN – ALL IN FAVOR

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a special meeting held on November 17, 2009 and are not to be construed as the final official minutes until so approved.

_____ Approved as read

_____ Approved with: deletions, corrections, and additions