



Town Of Amenia

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SPECIAL PLANNING BOARD MEETING THURSDAY, AUGUST 26, 2010

PRESENT: Chairman William Flood
Nina Peek
James Walsh
Norm Fontaine
Michael Hayes, Attorney

ABSENT: George Fenn
Peter Clair
Tony Robustelli

MOTION TO OPEN THE SPECIAL PLANNING BOARD MEETING FOR AUGUST 26, 2010 was made by James Walsh, seconded by Nina Peek

VOTE TAKEN - MOTION CARRIED

Deda Affordable Housing Project Site Plan

Old Route 22, Amenia, NY

Chairman Flood stated Dan Wheeler cancelled tonight's appearance.

Mike Delango

Renovation Site Plan

NYS Rte 343, Amenia, NY

Chairman Flood gave a short overview of what the project entails and showed the Board renderings of what the building will look like.

MOTION TO ACCEPT THE SITE PLAN FOR DELANGO RENOVATION was made by James Walsh, seconded by Nina Peek

VOTE TAKEN - MOTION CARRIED

There is no need for an escrow account; however there is a minor project fee. The project is referred to Dutchess County for review.

Petrides

Subdivision/Site Plan

Separate Road, Amenia, NY

Chairman Flood asked the Board if they had gotten copies of the letters from Mr. Petrides lawyer back and forth with our attorney. In the latest letter, the attorney for Mr. Petrides stated they were going to put in another driveway. Chairman Flood told the Board after speaking with Mr. Petrides today, the present application will be withdrawn and Mr. Petrides will file correct plans with two driveways. Nina Peek asked if any of the Board had been to the site and felt the need for a site visit. Michael Hayes stated the existing house highlighted the need for the SPO. The second house noted in the letter is way below Mr. Petrides house. George Janes will be involved in this project. Dr. Klemens did a cursory review to see what was needed before escrow was set. The applicant realizes they will have to address visual impacts as part of the analysis.

Palen/Von Merkatz

Plat Signature

Leedsville Road, Amenia, NY

Chairman Flood stated he had signed the plat for Palen/Von Merkatz and 3 file copies will be forwarded to the Town by next week.

Lippincott /Cawley

Limited Development Subdivision

Tower Hill, Amenia

Mr. Lippincott has engaged Dan Wheeler, Engineer and in Mr. Wheeler's memo of August 24, 2010 to the Board, he proposed some changes. Mr. Lippincott also hired Mr. Pratt as his attorney. Michael Hayes told the Board he had spoken with the attorney's office and gave them the background regarding the lack of erosion control measures and told them that the driveway is not compliant with the requirements of the subdivision regulations that would require a waiver. A waiver from the Planning Board would be justified if the applicant can show Mike Soyka that sufficient erosion control and drainage measures are in place. Chairman Flood stated he met with Stanley Whitehead and Mike Segleken regarding this matter. Mr. Whitehead had a building permit for the driveway from a previous owner and the driveway apron is not in the right place. The permit was not followed. Mr. Soyka will need to work out details with the applicant that will be acceptable with the Board. There may be a need for part of the driveway to be paved. A letter from the Wassaic Fire Department stated the driveway was ok, but at the time they looked at the driveway it was not a subdivision. Mr. Lippincott supposedly told the Fire Department there would be two houses. James Walsh spoke with the Fire Chief of Wassaic and the Chief told him there would be no problem in getting trucks up the driveway.

Michael Martin

Driveway Grading/Erosion

Old Route 22, Amenia, NY

This is an old subdivision approved in 1998. There is an existing house on Vicky's Way. The applicant wants to fix the driveway. An escrow account was posted. Chairman Flood told the applicant they needed to consult with Mike Soyka as the driveway needed to be built the way it had been approved. A letter from Mike Soyka was received going into detail what is needed to be done. There are grading issues, DEC issues, storm water runoff, and a DEC permit may be needed due to the amount of soil that will be removed. The County and the State will require compliance with their up to date regulations. A site plan will be needed and a road profile needed when the project is done.

MOTION TO ACCEPT THE MINUTES OF JUNE 24, 2010 AND THE MINUTES OF JULY 22, 2010 WITH TWO MINOR CHANGES was made by Chairman Flood, seconded by James Walsh

VOTE TAKEN - MOTION CARRIED

MOTION TO CLOSE THE MEETING was made by Chairman Flood, seconded by Norm Fontaine

VOTE TAKEN - MOTION CARRIED

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 August 26, 2010 and are not to be construed as the final official minutes until so approved.

Approved as read

Approved with: deletions, corrections, and additions