



Town Of Amenia

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PLANNING BOARD MEETING THURSDAY, JANUARY 6, 2011

PRESENT: Chairman Bill Flood
Tony Robustelli
Norm Fontaine
Jim Walsh
Peter Clair
Nina Peek
Michael Hayes, Attorney

Chairman Bill Flood opened the Planning Board meeting for January 6, 2011 at 7 P.M.

Lippincott/Cawley

**Limited Development
2-Lot Subdivision**

**Tower Hill Road
Town of Amenia**

MOTION TO OPEN THE CONTINUED PUBLIC HEARING FOR LIPPINCOTT/CAWLEY LIMITED DEVELOPMENT, 2-LOT SUBDIVISION TOWER HILL ROAD, TOWN OF AMENIA was made by James Walsh, seconded by Peter Clair

Chairman Flood stated that Mike Soyka's memo of December 20, 2010, Dan Wheeler, Engineer for Mr. Lippincott had answered most of the questions. One point not answered is the neighbor, Mr. Jerry Feldman. The driveway is owned by Mr. Lippincott but Mr. Feldman always understood there was a right of way through the property. Mr. Wheeler had checked with the surveyor, Kurt, there was no easement just a handshake agreement. Michael Hayes stated the Code states you can go up to 4 houses on 1 common driveway. If this subdivision is approved then Mr. Feldman will be the 3rd house using the driveway and he will need to sign the common driveway agreement. Mr. Feldman uses about the first 100' of the driveway. Ms. Pratt, Mr. Lippincott's attorney, will be sending Mr. Feldman a driveway agreement to look over. Stan Whitehead stated the original driveway permit that was issued is not at that location, however, there has never been a problem with the location where it is presently.

In regard to Mike Soyka's memo of 12/20/10 point #5 about the 2% slopes, Dan Wheeler stated this was resurveyed, and the contours were redrawn and is now 2%.

MOTION TO CLOSE THE PUBLIC HEARING was made by Peter Clair, seconded by James Walsh

ALL IN FAVOR - MOTION CARRIED

DISCUSSION:

Except for a 60' section, the driveway grade exceeds 12% for the first 1360', therefore Mike Soyka has recommended those portion of the driveway that exceed 12% be paved, approximately 1,500'. Dan Wheeler reminded the Board there are swales every 300', over a years worth of data, there have been numerous heavy vehicles going up and down the driveway, and there is little or no erosion. Mike Hayes stated that Mr. Soyka is flexible with the portion at the very top of the driveway that exceeds the 12%.

MOTION TO DESIGNATE THE JANUARY 27, 2011 WORKSHOP A SPECIAL MEETING was made by Tony Robustelli, seconded by Peter Clair

ALL IN FAVOR - MOTION CARRIED

REGULAR MEETING

Deda

Affordable Housing

Old Route 22 Amenia, NY

Dan Wheeler spoke to the board giving them a history of the property on Old Route 22. Proposed presently is affordable housing with 6 apartments. They consist of 2 and 1 bedroom units with 1 bathroom per unit. A laundry with 3 machines not for public use is proposed for the building occupants. The Board of Health has approved the septic system for a 9 bedroom building and they are generating a letter of approval. Dan Wheeler will find out if the formal application was done. This includes site plan and special use permit. Parking cannot be over the septic system. Mr. Hayes was concerned when looking over the plans, the Family Room is at the end of the unit and has a closet which could be construed as 6 – 2 bedroom units. Chairman Flood stated the only way this could be approved by the Zoning of 6 units; 3 – 2 bedrooms and 3 – 1 bedroom. Mr. Wheeler said this would be addressed by the Building Code. The Affordable Housing Board for the Town is what administers the regulatory program. This will involve Dutchess County Planning. Mr. Wheeler stated he would welcome any comments from Mr. Soyka or the Board for the next meeting. Needed are the EAF, the Special Use and Site Plan as well as a Landscape Plan, color plan, parking and more details regarding fire escapes.

Mondrian Land Products:

Timber Harvesting Site Plan

Cascade Mt. Road Amenia, NY

Joshua Kowan represented Mondrian Land Products and presented the Board with a Management Plan for the project which included the Site Plan. This represents 223 acres, however a select timber harvest will cover only 180 acres, called low thinning. They will remove some of the more dominate, less quality trees. There are only two streams that cross the property: an unnamed classified CTS and C stream that eventually goes into the Wassaic Creek. Mr. Kowan has obtained all DEC permits. There are no known threatened or endangered species on this property. Escrow was set at \$1,000. Doug Ramey will look over the project.

OTHER MATTERS:

Stan Whitehead called regarding a lot on Perry Corners Road which was subdivided in 1988, revised in April of 1989. Larry Havens (or his client) wants to apply for a driveway permit for this lot. This was originally part of the Kain Farm and it borders a right of way used by Gerard Kain. According to the approval there is no right of way for this lot. In looking at the map there is a proposed driveway off Perry Corners Road that has to be cut in. The profiles are done. The deed will need to be looked over.

Palen/Von Merkatz – The escrow account can be closed on this project.

Mary Ann Johnson has agreed to be the Planner for the Planning Board. The Town Board approved this appointment at last nights reorganization meeting.

The Planning Board looked over the Schedule for the coming year and it was OK.

George Fenn has decided not to return to the Planning Board when his term finished in December. There has only been one applicant for this position so far.

Syms – Article 78 – Michael Hayes is working on the Article 78 for the Town/Planning Board.

Silo Ridge - Dutchess County, Silo Attorneys, and Michael Hayes will be meeting next week to go over their MOU. There should be a report for next meeting.

The Board discussed steep driveways. The last 1200 feet of driveway is the worst part of the Lippincott project. Chairman Flood felt they should blacktop at least the first 200 feet. 1,500 feet would cost around \$50,000 to blacktop. Stan Whitehead felt blacktop would be a lot safer as dirt freezes fast.

It was approved by the Town Board that new computer equipment will be ordered for the Planning Board.

MOTION TO APPROVE THE MINUTES OF NOVEMBER 18TH AND DECEMBER 2, 2010 was made by Tony Robustelli, seconded by Peter Clair

ALL IN FAVOR - MOTION CARRIED

MEETING ADJOURNED

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 January 6, 2011 and are not to be construed as the final official minutes until so approved.

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