



Town Of Amenia

4988 Route 22, PO BOX 126, AMENIA, NY 12501
Phones: (845) 373-8860 and (845) 373-8118

PLANNING BOARD MEETING THURSDAY, March 3, 2011

PRESENT: Tony Robustelli
Peter Clair
Norm Fontaine
Larry Moore
Nina Peek (arrived late)
Jim Walsh
Michael Hayes, Attorney

ABSENT: Bill Flood, Chairman

MOTION TO OPEN THE PLANNING BOARD MEETING was made by Jim Walsh, seconded by Peter Clair.

ALL IN FAVOR - MOTION CARRIED.

**Lippincott/Cawley Limited Development Tower Hill Road
2-Lot Subdivision Town of Amenia**

Michael Hayes briefly discussed the resolution. The only revisions that need to be made are to the map notes for the conservation easement and the common driveway agreement. Each note should state that if there are any amendments made to either agreement than the applicant must come back to the planning board.

MOTION TO ADOPT RESOLUTION WITH ROLE CALL VOTE.

Tony Robustelli - Y
Pete Clair - Y
Norm Fontaine - Y
Larry Moore - Y
Jim Walsh - Y

ALL IN FAVOR - MOTION CARRIED.

Discussion ensued regarding next steps. Michael Hayes explained that once the map notes are revised, Bill Flood would need to sign the mylar. Once the signature has been obtained the subdivision will be filed with Dutchess County by Dan Wheeler's office. Additional conversation ensued between Michael Hayes and the Applicant regarding assignment of street numbers.

**Maplebrook Dining Hall 5142 Route 22
Site Plan Amenia, NY**

Ken Hale and Michael Hayes discussed submitting plans to the Dutchess County Department of Planning and Development. Michael Hayes explained that the Planning Board needs to vote to refer the application to the County and a public hearing date needs to be set. Ken Hale cited discussion that

the Town engineer needs to review the application. Michael Hayes explained that a full set of drawings should be submitted directly to Mike Soyka, the engineer. Michael Hayes discussed that the parking requirement is whatever the Planning Board deems appropriate for the circumstances. Some professional input will be required by the Town's engineering or planning consultant.

MOTION TO SCHEDULE PUBLIC HEARING for April 7th by Norm Fontaine, seconded by Peter Clair.

Tony Robustelli - Y
Pete Clair – Y
Norm Fontaine – Y
Larry Moore - Y
Jim Walsh – Y

ALL IN FAVOR – MOTION CARRIED.

Silo Ridge

**Time Extension
Request**

**Route 22
Amenia, NY**

Michael Hayes explained that Dan Leary suggested the previous meeting's vote be formalized in a written resolution. The resolution from last year was used as a base for the new resolution, updated to reflect a two year extension and several housekeeping issues to bring the document up to date. The document is consistent with what was approved at the previous meeting and the previous year's approval.

MOTION TO ADOPT RESOLUTION by Jim Walsh, seconded by Peter Clair.

Tony Robustelli - Y
Pete Clair – Y
Norm Fontaine – Y
Larry Moore - N
Jim Walsh – Y
Nina Peek – Y

Pedro Torres, representative from Millbrook Ventures, provided an update to the Planning Board on the current status of the project. Discussion ensued regarding an agreement with a hotel operator, real estate markets and the state of the golf course.

Other Matters:

MOTION TO APPROVE MINUTES by Peter Clair, seconded by Jim Walsh.

ALL IN FAVOR – MOTION CARRIED.

MOTION TO CLOSE MEETING by Norm Fontaine, seconded by Peter Clair.

ALL IN FAVOR – MOTION CARRIED.

Respectfully submitted,

Sunny McCool
Planning Board Secretary

Approved minutes – 03/31/2011