



Town Of Amenia

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

PLANNING BOARD SPECIAL MEETING THURSDAY, March 31, 2011

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

MOTION TO OPEN THE PLANNING BOARD MEETING was made by Norm Fontaine, seconded by Peter Clair.

ALL IN FAVOR - MOTION CARRIED.

**Delango
Grandpa Joe's
Game Room**

Site Plan

**NYS Route 343
Main Street
Amenia, NY**

Chairman Bill Flood explained that Grandpa Joe's Game Room is located in the HM Zone, is characterized as a recreational business and therefore requires site plan review (see below). Tony Robustelli, the owner of the building, commented that the building is located across from Delango Auto Body. Chairman Flood asked Joe Delango if the establishment would feature only pool tables. Joe Delango said he would also be installing pinball machines and added that there would be no alcohol, no food, and no smoking. He further explained that he ran a game room in Dover Plains and had no problems. He utilized the rules in Dover Plains and will use the same in Amenia because it is good for children and adults. Although the game room with pool tables was open temporarily, it immediately closed when the use issue was brought to light. Bill Flood stated that a complaint from a resident started this process. Chairman Flood asked Michael Hayes what the next step would be because Joe Delango is not doing making any improvements to the building. Michael Hayes replied that he asked Nancy Brusie what the interpretation of the use is and that she believes it qualifies as a recreational business, which requires a special use permit. Joe Delango will need to fill out an application form, prepare and EAF and post \$200 in an escrow account for attorney review time. Michael Hayes went on to say that the Planning Board will need to schedule a public hearing, and refer the application to Dutchess County Planning.

MOTION TO SCHEDULE PUBLIC HEARING for April 28th by Larry Moore, seconded by Peter Clair.

James Walsh	Yes
Nina Peek	Yes
Larry Moore	Yes
Peter Clair	Yes
Norm Fontaine	Yes
Tony Robustelli	Recused
Chairman Flood	Yes

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

Ken Hale presented revisions to the proposed site plan based on recommendations provided in Mike Soyka's 3.21.11 review memo. Ken referred to item 8e on Mike Soyka's memo, which requested campus wide utility plans rather than just in the vicinity of the proposed dining hall. Bill Flood went on to say that he could not get in touch with Mike Soyka before the meeting and asked Ken Hale to give them a few days to receive the engineer's response. Ken Hale presented that the new dining hall will have its own new septic. A few parking spaces in the back of the building have been added, as well as new handicap parking. Ken Hale stated there will be no additional students and no additional drivers. Jim Walsh asked why campus wide utility plans would be needed. Michael Hayes asked if Ken Hale had prepared the parking narrative (item 9a in M. Soyka 3.21.11 memo) and Mr. Hale replied that he had not yet prepared the narrative. Michael Hayes stated that the code does not use a numerical standard of parking for this type of use and instead requires parking spaces appropriate to the circumstances. The purpose of the additional information requested by Mike Soyka is so that the board can determine the appropriate amount of parking.

**Meili
Destined Wind
Farm****Timber Harvesting
Site Plan****NYS Route 343
Amenia, NY**

Chairman Flood discussed the logging application for Destined Wind Farm. The application consists of two parcels: one on Route 343 and on Yellow City Road. Joerg Meili stated they will have two landings, which are specified in the map provided to the Planning Board. Chairman Flood stated they have the application but need to set the escrow amount. Michael Hayes stated that the action requires a long form EAF which can be found on the NYSDEC website. Michael Hayes also asked Mr. Meili if he prepared a forest management plan. Joerg Meili stated that it is a small scale operation where he is the owner and they have hired a logger, Todd Sacks. Michael Hayes suggested to Joerg Meili to contact Doug Ramey (the Planning Board's consulting forester) to coordinate the application and prepare a management plan. Chairman Flood stated that the Board will forward Mr. Meili's application to Doug Ramey and then Mr. Ramey will contact the applicant to set up an appointment to walk the site. Upon review of the application and the site visit, Doug Ramey will provide a letter to the Planning Board. Doug Ramey will visit the site once when the logging process has begun to make sure that the applicant has completed the required tasks from the Planning Board and again once the logging operation has been completed. If the applicant has provided the appropriate mitigation, the applicant will receive the balance of the escrow. Bill Flood stated that the escrow is set at \$1,000. Bill Flood also stated that the \$1,000 in escrow would also cover any damage to the roads.

Lantern Inn**Renovation
Site Plan****Main Street
Wassaic**

Norm Fontaine asked the board if they should go ahead and make a motion to wave the setback requirements from 25 feet to 15 feet. Mr. Fontaine opined that the proposed renovations will be an improvement.

MOTION TO WAVE SETBACK REQUIREMENTS FROM 25 FEET TO 15 FEET by Norm Fontaine, seconded by Peter Clair.

ALL IN FAVOR MOTION CARRIED.

Jeff Barnett-Winsby appeared on behalf of the Applicant, Tony Zunino and asked if anything else needs to be done for project approval. Michael Hayes asked Mr. Barnett-Winsby if he got a response back from Dutchess County Planning, but Mr. Barnett-Winsby had not. Michael Hayes stated that Friday April 1st, 2011 was the deadline for comments from Dutchess County Planning, so if nothing was received by, then, the applicant can go proceed with construction, after they receive their building permit.

Other Matters:

Bill Flood stated that the new computers should arrive soon.

MOTION TO APPROVE MINUTES March 3, 2011, by Tony Robustelli, seconded by Peter Clair.

ALL IN FAVOR – MOTION CARRIED.

MOTION TO CLOSE MEETING by Peter Clair, seconded by Larry Moore.

ALL IN FAVOR – MOTION CARRIED.

Respectfully submitted,
Sunny McCool
Planning Board Secretary

Approved with minor correction. 04/07/2011