



Town Of Amenia

4988 Route 22, PO BOX 126, AMENIA, NY 12501
TEL: 845-373-8860, x106 FAX: 845-373-9147

PLANNING BOARD WORKSHOP THURSDAY, OCTOBER 27, 2011

PRESENT: Chairman Flood
Nina Peek
Tony Robustelli
Larry Moore
Peter Clair
James Walsh
Michael Hayes, Attorney

ABSENT: Norm Fontaine

MOTION TO OPEN THE PLANNING BOARD WORKSHOP FOR THURSDAY, OCTOBER 27, 2011 was made by Peter Clair, seconded by Tony Robustelli

ALL IN FAVOR - MOTION CARRIED

Cook

Forestry

**Poplar Hill Road
Wassaic, N.Y.**

MOTION TO RESET THE ESCROW ACCOUNT TO \$1000.00 FOR COOK FORESTRY PROJECT ON POPLAR HILL ROAD, TOWN OF AMENIA was made by Tony Robustelli, seconded by Peter Clair

ALL IN FAVOR - MOTION CARRIED

Bailey

**Pre-Application
2 Lot Subdivision**

**Bog Hollow Road
Wassaic, N.Y.**

Mr. Bailey is proposing a 2 lot subdivision on Bog Hollow Road consisting of 81.5 acres and is subdividing off 10.04 acres. Chairman Flood stated they would need a surveyed map.

MOTION TO SET A PUBLIC HEARING FOR DECEMBER 1, 2011 FOR BAILEY 2 LOT SUBDIVISION was made by Peter Clair, seconded by Larry Moore

ALL IN FAVOR - MOTION CARRIED

MOTION TO SET THE ESCROW FOR THE BAILEY 2 LOT SUBDIVISION FOR \$1000.00 was made by Peter Clair, seconded by Larry Moore

ALL IN FAVOR - MOTION CARRIED

Shell Gas Station

Pre-Application/Site Plan

**Route 44/22
Amenia, N.Y.**

Mr. Jon Adams, representing the applicant spoke to the Board. He showed the Board pictures of the past signs on the property and then a picture of the proposed sign. He was not sure of the size of the sign but would find out. Michael Hayes stated there is a 10' height restriction in the code as well as 16 square feet per sign, 50' cumulative if you have multiple signs. In 2003 a variance issued for that sign. Michael Hayes asked Mr. Adams if the sign was illuminated internally. Mr. Adams said it was an LED sign. Mr. Hayes stated from the code that no exterior sign shall be illuminated internally. Larry Moore stated that the shell logo itself is internally illuminated as well. Mr. Adams said that would be an example of internal illumination. Mr. Hayes stated the Board needs to look at the lighting of the sign, the height of the sign and how that sign compares with the dimension to the old sign. You will need also copies of any approvals or variances that already exist. This will be looked at what does the code require and what is required under existing site plan and variances.

Chairman Flood stated there are many things from the original variance that have been overlooked; i.e. garbage, selling on sidewalk, sandwich board, table on sidewalk and they didn't apply for a permit when the new signs were put up. Mr. Adams stated they are the only contemporary building in a historic intersection. Michael Hayes said one would try to tie the building into the historic nature of the vicinity. Tony Robustelli stated the owner tried to tie the planter with the brick to match the bank across the street. Chairman Flood stated they have had complaints regarding the sign. It must be smaller, there must be general housekeeping and there will be no more signs outside. This can be made a requirement of the Site Plan.

Michael Hayes told Mr. Adams the sign that was authorized in 2003 became non-conforming when the new zoning code was adopted in 2007. Mr. Adams will send in the formal application with the next few weeks and will contact Michael Hayes. Chairman Flood stated in the meantime, they are not to light the sign.

Larry Moore stated he represents the tenant at Gasland, so when the time comes for voting he may recuse himself.

MOTION TO CLOSE THE PLANNING BOARD MEETING was made by Peter Clair, seconded by Nina Peek

ALL IN FAVOR - 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 October 27, 2011 and are not to be construed as the final official minutes until so approved

Approved as read 12-1-2011

Approved with: deletions, corrections, and additions