



TOWN OF AMENIA

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

Planning Board Meeting Minutes 10/16/14

Present

Norm Fontaine- Chair
Anthony Robustelli
Peter Clair
Erich McEnroe
Bill Kroeger

Consultants

Dave Everett-Attorney
Julie Mangarillo-Engineer
Mary Ann Johnson-Planner
George Janes-Visual
Dr. Michael Klemens-Environmental

Absent:

Nathan Roy
John Stefanopoulos

Begin 7:04

Silo Ridge

Comment submission discussion.

Chairman Fontaine stated that we will be discussing the process in which we will be utilizing to address the comments. Pedro Torres presented for Silo Ridge. Silo will be grouping similar comments together from the public and the consultants. Mr. Torres could not give a specific time frame of when this would be completed.

Chairman Fontaine discussed the recommendations and/or requests that the board would need to make on various issues. The hairpin turn at the top of Delavergne hill was addressed. Tree clearing on the hairpin turn will be addressed to the DOT. Mr. Torres discussed the tree planting at the southern portion of route 44. The MDP includes a transitional forest for that portion of rt.

44. Mr. Torres also agreed that clearing on the top of the hill would improve the view. Anthony Robustelli requested a site visit for the board at Silo Ridge. Chairman Fontaine asked Attorney Everett if this was a possibility. Attorney Everett responded that the visit cannot hold any discussions where decisions are made and also cannot ask for changes. Factual information and a visual of the site are allowed.

A site visit with planning board members will be scheduled.

The majority of the property is staked out already to mark placement of roads and buildings easier. Dr. Klemens requested staking out of the placement of forest and the tree planting at Artisan Park. Chairman Fontaine also requested the road entrance of Artisan Park and the 2 southern most points of Artisan Park to show location and elevation to be staked out. Mr. Torres agreed to those requests. Mr. Torres requested direction on how the artisan park can be dedicated to the town. Chairman Fontaine stated that it would be a town board process not a planning board process. Chairman Fontaine will discuss with the town board their position on the artisan park and how they would like it to be operated. Attorney Everett stated that the town board would have to approve the subdivision plat. Then there would be a note showing that silo is offering to dedicate that lot to the town.

The site visit for the planning board is scheduled for Tuesday Oct. 21. 3:30 pm.

Mr. Torres suggested that Silo submit a draft comment sheet to display how the layout of the comments would be presented and if it would be acceptable to the board. He also suggested that they may need to approach the consultants to have a bit more clarity in how to answer their comments. Mr. Torres also requested to be on the next meeting agenda. Chairman Fontaine asked if there were any other areas that Silo needed direction from the Planning Board. Planning Board will need to provide direction to several landscaping questions. Steep slopes and maintenance facility will also be visited. Mr. Torres asked for direction for the wastewater plant. Chairman Fontaine thinks the board needs more time to look at it.

Mr. Torres asked if the town engineer had submitted the subdivision plat yet. The answer was no. Coordination of comments is still being reviewed through the consultants. The design guidelines are also being addressed by the consultants.

The board decided that we are not at the point of setting another public hearing date yet for Silo Ridge.

Juan Torres and Secretary Larissa DeLango will be points of contact for all information.

Determination of how many copies are needed to be distributed. Chairman Fontaine suggested that all copies go to everyone involved. The town will receive hard copies and digital copies will be supplied to the rest, unless the consultants need hard copies. All information will also be sent to Chairman Fontaine.

The Dutchess Land Conservancy is scheduled for a meeting. Silo has given tours to the DLC of the Silo property.

Comments from the public were given.

Steven Bernadette:

Mr. Bernadette questioned if the planning board is going to rely on the site visit in lieu of visual analysis, also questioned if the same opportunity would be given to the public. Mr. Torres replied that tours have been given to the public. Attorney Everett stated for the record that the board site visit is not in lieu of additional visual simulations.

Nina Peek:

Questioned if a date was set for the close of the comment period. Chairman Fontaine replied no.

Tonia Shoumatoff:

Asked if there would be a review of the SWPPP and will it be explained by the town engineer.

Ms. Mangarillo explained that she has reviewed the SWPPP and her comments are on her comment memo. Ms. Shoumatoff then asked if consultant, state and county memos could be posted on the town website. The response was –yes.

Comments will be available on website once received.

Ms. Shoumatoff questioned if the storm water has been required for the estate homes on the steep slopes. Amanda DeCesare from VHB responded that the SWPPP was prepared for the entire site. The entire 686 acres including the estate homes are included in the SWPPP. She continued to explain that the homes are custom lots that will have additional green infrastructure and low impact design that will be implemented, but the entire site meets the water quality volume. Ms. Mangarillo agreed that the MDP SWPPP that she reviewed includes the disturbance and proposed impervious areas within the estate homes. The individual design guidelines are still being discussed. Ms. Shoumatoff also asked if there are individual septic's. The response was –no. Ms. Shoumatoff asked if the design was for a 50 year storm water. Ms. DeCesare responded that a 50year storm water is incorrect. The SWPPP is designed to 100yr.

Elaine LaBella:

Requested clarification of the design guidelines for the estate homes. Does the maximum amount of impervious surface include roof, driveway, and walls. The response was that all guidelines are extremely specific and are being reviewed by town consultants and applicant. Dr. Klemens included his response to this question by stating the current SWPPP for the estate homes assumes the worst case development scenario. The design guidelines are being enforced by the town, the engineer and environmentalist.

Ms. Shoumatoff:

Requested a SWPPP explanation for the public. Presentations have been offered by Silo. Ms. DeCesare will hold a presentation about the SWPPP at the upcoming planning board meeting.

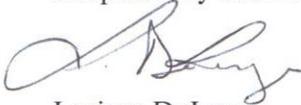
Silo Ridge holds presentations once a month and welcomes the public.

Motion to accept minutes from 9/18/14 –All in favor

Dr. Klemens comment memo includes a reference to missing items from Silo submission to the town. As a follow-up all items were submitted to the town and there were no items missing.

Motion to close the meeting- all in favor 8:09 pm.

Respectfully submitted,



Larissa DeLango

The foregoing represents unapproved minutes of the town of amenia planning board from a meeting held on 10/16/14 and are not to be construed as the final official minutes until so approved.

approved as read

approved with: deletions, corrections, and additions