



TOWN OF AMENIA

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Planning Board Meeting Minutes Dec. 4, 2014

Present:

Norm Fontaine – Chairman
Tony Robustelli
Bill Kroeger
John Stefanopoulos
Erich McEnroe

Consultants:

David Everett

Absent:

Nathan Roy
Pete Clair

Motion to open meeting 7pm

Silo Ridge

Pedro Torres presented for Silo Ridge. Amenia fish and game was present. Mr. Torres discussed the plans of building an underground shooting facility for the Amenia Fish and game. This would address all the safety issues of the gun club that borders the golf course. Rich Renna will be providing the design, and Mike Dignacco will be reviewing the project and will be working with the town of Amenia building inspector. Plans will be submitted to the building inspector once complete. The underground shooting range for the Amenia fish and game project falls less than 5,000 ft of disturbance in the RA zone minor site plan approval is necessary. An MOU will be submitted to the Amenia fish and game.

Chairman Fontaine discussed that the Planning Board will need to review the MOU or some type of agreement signed off by the Fish and Game club. A conceptual site plan will also need to be reviewed by the board. Attorney Everett stated that this can now be considered part of the Silo

project. Planning Board will have to evaluate the potential environmental impacts on gun club property.

Mr. Torres discussed the visual analysis. He reviewed the items in which the visual analysis process was provided to the board.

- The panoramic images, view pts 1&7 were submitted.
- Planning board received tour of site.
- White tarps were erected at the homes with the highest elevations.

Attorney Dave Everett asked if the tarps will be described in their responses to the comments.

Mr. Torres answered yes.

Mr. Torres stated that all of the vegetation and the proposed hedge around Delavernge hill will be removed.

- Trees and landscaping will be added in the village green.
- Storage tank will be located by the driving range and will be buried.
- TB received letter regarding the donation to the artisan park. The landscaping plan has been simplified. It will include gravel road with parking spaces.
- Relocated waste water treatment plan.
- Additional landscaping is to be included by the maintenance building. Dr. Klemens comments regarding that area will be addressed.

A letter was received by John Fenton regarding the lighting. The landscaping plans will be modified based on those comments.

The draft of the design guidelines were received and amended by Silo. A response by Silo was given. Silo will have the custom estate homes stay within the 30,000sq.ft of where they would be able to build on. Each homeowner will need to provide an erosion control plan that reflects the permit Silo acquired by the DEC. Each owner will also need to add one green infrastructure. Silo will submit the plans that will show where the ADA and the house locations are going to be. The southern state homes have been redesigned to be placed on flatter areas. Silo has reviewed road profiles to insure that the down slope vegetation is retained. The steep slopes on the road have been reduced to 12-12.5%.

Silo requested that the documents that have been pending for over 120 days be submitted by the town consultants (field changes, comments to subdivision plat.) Attorney Everett stated that the consultants have sent comments on what they wanted to see on subdivision plat. An additional memo was sent to Silo in Oct. stating that more comments are to come. Attorney Everett stated that the subdivision plat notes are pending.

Silo stated that they would like to submit a complete submission.

Mr. Torres requested guidance in their approach on the consultant comments.

Many of the public comments can be addressed through the FEIS.

Mr. Torres will be submitting a letter to the town regarding the bonding for wastewater and conveyance system.

Attorney Everett remarked on the town subdivision code requires a bond for a variety of improvements that are listed in the subdivision regulations. Planning board has the ability to waive some of these requirements.

Mr. Torres will submit a proposal stating which items a bond will be provided for and which he does not feel he has to provide a bond for with its rational. The planning board will then need to make a decision.

Mr. Torres stated that they had met with the DLC. A comment memo was submitted to Silo. They will be reviewed.

Attorney Everett stated that our code requires a draft of the easement to be prepared and reviewed by the board prior to preliminary subdivision approval. An agreement will need to be settled upon by the DLC and Silo. If an agreement is not reached there are other options for other conservancy agencies or the town.

The DEC requires the transportation corporation to be formed before they deem the application complete. The town board will need to approve the formation.

A letter was submitted to the town board regarding the artisan park.

Planning board meeting will be changed to the 2nd and the 4th Wednesdays. First meeting will be Jan. 14, and the 28th.

Motion to approve 11/6/14 minutes – all in favor

Scheduled a time frame for the board members to attend the consultant meetings for the upcoming dates of Dec. 10 and 11th.

Motion to close meeting –all in favor 7:45pm

Respectfully submitted,

Larissa DeLango
Planning Board Secretary



The foregoing represents unapproved minutes of the planning board meeting held on Dec.4, 2014 and are not to be construed as the final minutes until so approved.

approved as read

approved with: deletions, corrections or additions.