



TOWN OF AMENIA

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Planning Board Meeting
Thursday, March 20, 2014
2nd floor

7 P.M.

Present:

Chairman Fontaine
Peter Clair
Nathan Roy
Bill Kroeger
John Stefanopoulos

Consultants: David Everett
Julie Mangarillo
Dr. Michael Klemens

Absent:

James Walsh
Anthony Robustelli

Motion to open public hearing

DeSantis public hearing

Engineer for applicant, Dan Wheeler addressed town engineer's memo regarding numerous issues for DeSantis property.

An outstanding highway entrance permit from the DCDPW was addressed. Mr. Wheeler presented a letter from the DCDPW from B. Trifolo that included comments.

The DCDPW required a hydrolic study. Mr. Wheeler provided Mr. Trifolo with requested information.

The DCDPW requested an EAF. It was stated by Mr. Wheeler that an EAF was already submitted by the Lead Agency Town of Amenia planning board.

Mr. Wheeler addressed the ZBA meeting that took place on March 17, 2014 with matters concerning the applicant.

Recommendations from the ZBA were presented. DeSantis is to move forward with the recommendations. The Code Enforcement Officer for the Town of Amenia will ultimately decide whether a variance is necessary or not for this property.

Other comments included were :

The revised drawings did not reflect a date. Outcome will be that Mr. Wheeler will remedy that. Applicant requested waiver for Hudsonia Report. Planning board waived.

Exterior doors are not shown on site plan, this will also be remedied.

Public Comments:

Neighboring property owner addressed her concern about parking. These comments were addressed by Mr. Wheeler.

The applicants(Mr.&Mrs. DeSantis) were present.

Motion to close the public hearing – all in favor (7:25pm)

Chairman Fontaine read in special use permit approval resolution.

Vote taken- all in favor

Chairman Fontaine read in declaration of lead agency and adopting negative declaration under SEQRA

Vote taken- all in favor

These resolutions are contingent upon obtaining a variance (if code enforcement officer declares one is needed). Revisions of the site plan to satisfy comments raised by town engineer. Obtain a curb cut driveway permit from DCDPW. Applicant must pay the outstanding invoices of the planning board and consultants in connection with this applicant.

Vote Taken- all in favor

Brookside Property

Architect and project engineer were in attendance.

Information about upcoming plans for property was shared with board. DEC was also approached to assist in the beginning of process.

The applicant discussed the demolition of existing structure. Comparison of square footage of old to new building was discussed. The floodplain, septic, landscaping, wells, and structure were discussed with board. It was explained that this project is in its concept stage.

Attorney Everett addressed that the escrow form needed to be signed. Planning board secretary will address that issue with applicant.

Chairman Fontaine stated that this is a major project and will need a long EAF.

Attorney Everett discussed the aquifer recharge to determine whether a long EAF is needed.

Applicant will need to calculate water recharge and will inform board.

Attorney Everett stated a coordinated review is needed. EAF will need to be complete for SEQRA process. The applicant stated he will wait for his meeting with DEC to determine what EAF form they will need to fulfill.

Plans were further reviewed focusing on parking and fill.

Delineation of wetlands were done, property has marked flags checked by DEC.

Future submittals will hold a more informative process. These will reflect the consultants previous comments.

Property was determined not to be in the Ag district.

Building department will be approached when demolition of existing structure is discussed.

Other Matters:

Consultants to meet on March 25, concerning Silo

Nathan Roy commented on EAF from Silo

Attorney Everett will comment to Silo about variance for entrance gate.

Reviewed training requirements for planning board and ZBA

Importance of attendance was addressed.

Discussed tax parcel merge

Reviewed Blueberry Hill Galleries for upcoming informal meeting.

April 3rd is the next planning board meeting.

Adjourn

9:15 PM