



TOWN OF AMENIA

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Planning Board Meeting May 15th, 2014

Present:

Peter Clair
Anthony Robustelli
Bill Kroeger
Nathan Roy
John Stefanopoulos

Consultants:

Dave Everett - Attorney
Julie Mangarillo – Engineer

Absent:

Norm Fontaine
James Walsh

Motion to open meeting 7:02 pm

Lot Line Adjustment Gary Bonds Property

Mr. Bonds has requested a lot line change on his property. The adjustment would be $\frac{3}{4}$ of an acre removed from 10.4 acres to be placed on adjoining property to adjust to 3.9 acres. A Survey map was presented to the board for review.

This applicant is exempt from SEQRA.

Planning board is allowed to waive subdivision requirements.

A public hearing is set for June 19th 2014 at 7pm at the Town Hall in Amenia.

Mr. Bonds stated that the DOH had already approved the property as a whole. The DOH will need to be approached again for their approval. The planning board approval will be contingent upon the approval of the DOH.

Silo Ridge

Amanda DeCesare presented for Silo Ridge.

Attorney Everett requested that several specific matters were addressed. The items are listed in no specific order; Planning board as SEQR lead agency, SPO waiver, temporary tent, workforce housing, visuals, reviews and comments.

Resolution read in making the planning board lead agency. Motion was made to accept and seconded. All in favor.

Pedro Torres addressed the issue of workforce housing. He is awaiting a calculation from the town board addressing the fee in lieu of.

Mr. Torres gave an overview of their plans pertaining to workforce housing.

Visual drafts were prepared by Silo and presented to the board. A description of each visual was reviewed which included types of plants and trees. A waiver for a horse fence was discussed. Mr. Torres also reviewed the process of obtaining visuals, The areas of clearing and not clearing of trees and placement of homes.

The SPO waiver was discussed including the review of the SWPPP. The SWPPP was prepared for the golf course work and was submitted to the DEC. Silo has obtained a stormwater general activity permit through the DEC for the golf course work. The middle pond on the golf course has approval from the army core. Amanda stated that it is the only pond intended to be worked on at this time. They will be submitting for other permits in the future.

- Attorney Everett discussed the options for approval of the SPO waiver to the board.
- Julie Mangarillo reviewed her comments with the board and the applicant. Ms. Mangarillo addressed the flood plain, Silo responded that this matter was dealt with and is just a matter of procedure.
- Ms. Mangarillo requested copies of acknowledgement of SWPPP for remaining holes on course from DEC.
- Ms. Mangarillo requested that buffers be represented in plans.
- Dr. Klemens comments were discussed. Dr. Klemens was not present at this meeting for comments.

The reclamation bond was addressed. It was agreed upon that the applicant and the town engineer will both come up with a bond amount and present it to each other and the board. The majority of the board decided it will wait to see the amount of bond before a decision will be made.

Silo Ridge expressed its disagreement toward the reclamation bond.

Attorney Everett read in a section of the towns zoning code regarding reclamation bonds. The planning board has the opportunity to decide whether it is appropriate or not.

The resolution was read in for the SPO waiver- under conditions that there will be a revision made by Attorney Everett regarding the reclamation bond – all in favor.

The applicant submitted a site plan for a temporary sales tent located at the hairpin turn. Reviews and comments were addressed. The tent will be up for approximately 6 months. The subdivision code was reviewed, final plat approval will be needed. Silo provided an application for subdivision, but the preliminary plat has not been approved by planning board. A subdivision waiver will need to be requested.

George Janes (not in attendance) comments and review was read in by Attorney Everett. Planning board agreed that visuals can be displayed on 8 by 11 size.

It was agreed upon that reviews and comments will now be sent in word format.

Tamarack

Rich Rennia from Rennia engineers presented. A project overview was given to the board. A proposal of 5 cabins on Tamarack Preserve property. The cabins will sit on 2.9 acres of an 800 acre parcel, site not visible off property.

An elevation drawing was requested.

A technical memo from Ms. Mangarillo will be issued to Tamarack.

The applicant has requested a number of site plan waivers.

Tamarack is seeking an amended SUP to be able to add cabins as an accessory use.

Amenia fire chief was approached and water sources were discussed.

This is deemed a major project, will need a public hearing, and an amended SUP. Will be referred to the ZBA.

Adjourn: 9 PM.