



# TOWN OF AMENIA

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## Planning Board Meeting Minutes Aug. 7, 2014

### Present:

Norm Fontaine – Chairperson  
Anthony Robustelli  
Peter Clair  
Nathan Roy  
Bill Kroeger  
John Stefanopoulos  
Erich McEnroe

### Consultants:

Dave Everett- town attorney

### **Motion to open public hearing for Delatorre/Allen – Smithfield valley 7pm.**

Chairman Fontaine asked if anyone was there who wanted to comment on the Delatorre/Allen public hearing. There was no response.

Rhoda Kennedy represented Smithfield Valley. An overview of entire project was given. Project went through major site plan review. Single family, residential development located on 344 Smithfield valley. Rhoda reviewed the structures that are planned to be built on the property. She also discussed the unique properties of the land (SPO, stream, wetlands and farm).

Chairman Fontaine asked if Rhoda had the opportunity to review the town engineer's comments. Rhoda replied yes and will not have any problem fulfilling her requests. Ms. Mangarillo requested information regarding the dry pipe. The majority of her questions were focused on the SWPPP, which she recently received.

**Motion to approve application, contingent upon fulfilling the issues that the town engineer has requested.**

**Motion made-2<sup>nd</sup>, all in favor.**

**Resolution was read in by secretary L. DeLango**

**Roll call was read- all in favor**

**Motion made to close the public hearing -2<sup>nd</sup> – all in favor**

### **Maplebrook School**

Day Engineering represented Maplebrook School. Maplebrook School would like to add a pool house to the existing gymnasium a 8700sq. ft addition that will hold a pool. The existing pool will be filled in to create more class space. There will be no changes to the outside of building. Chairman Fontaine questioned if they have had the opportunity to review the town engineer's comments. The review was received but has not yet been addressed. Maplebrook expressed that they are hopeful to begin construction in September of 2015. Maplebrook questioned when they would be able to circulate for lead agency once modifications are made to the application. Also questioned if they will need to be distributed to DOH for approval. Attorney Everett asked if the school is chartered or registered with the board of regents of the State of New York. Maplebrook answered yes. Attorney Everett declared it a type 2 action for SEQR, the project is also under 10,000 square feet which leaves it exempt from SEQR review. Information will need to go to Dutchess County Planning. Maplebrook will need to present in front of the ZBA once a full package has been submitted.

### **Silo Ridge**

Pedro Torres represented Silo. He reviewed the last month of submissions and meetings with consultants. Silo is awaiting comments back from Mary Ann Johnson regarding the TND, Julie Mangarillo regarding the wastewater treatment plant drawing and Dave Everett's comments. Awaiting a substantive standpoint memo from George Janes also. Chairman Fontaine requested a meeting for consultants and a few of the planning board members (two or less), for review of the comments and what is outstanding. A tentative time frame for the public hearing could be at the beginning of September. Pedro Torres stated that all the comments that they have received were addressed and were clerical in nature. Mr. Torres also discussed the log of plans that are located at their maintenance field office and how they reflect the changes associated with the as-built. The planning board needs to be provided with the as-built.

Silo requested that Julie Mangarillo review the water and sewer first. A letter was submitted to the DOT. They will be submitting plans to the DOT.

Reclamation bond needs to be reviewed by silo once received from town attorney. Attorney Everett does not have any reservations sending it to silo with them understanding that the town

attorney has not yet commented and reserves the right to make changes. Mr. Torres rather wait for the final document.

Mr. Torres discussed the subdivision plat. Silo has not yet submitted a preliminary plat.

A stenographer will be provided by Silo for public hearing.

Tamarack will be scheduled for a public hearing for August 21<sup>st</sup>. The ZBA recommended that the planning board not grant a waiver for lighting and the planning board will ask them to document the lighting. A lighting plan has been asked for.

**Motion was made to approve the minutes for dates 7/3/14 & 7/17/14 –all in favor**

**Motion to close meeting- all in favor**

Adjourn 7:46 pm

Respectfully submitted,

Larissa DeLango, Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on 8/7/14 and are not to be construed as the final official minutes until so approved.

\_\_\_x\_\_\_ approved as read

\_\_\_\_\_ approved with: deletions, corrections and additions