



# TOWN OF AMENIA

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Planning Board Meeting  
Public Hearing Sept. 4<sup>th</sup>, 2014  
7pm

Present:

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

Consultants:

Dave Everett  
Julie Mangarillo  
Michael Klemens  
Mary Ann Johnson  
George Janes

**Silo Ridge Public Hearing**

Chairman Fontaine reviewed the rules for the public hearing. Asked public to address the planning board solely. Questions may be asked but not necessarily responded to. Comments should be limited to 3 minutes. Chairman Fontaine stated that if you are not comfortable speaking publicly, please feel free to submit a written comment. A portable microphone is also available for those who are not able to mobilize to the front.

Pedro Torres introduced Silo Ridge

A timeline was presented showing the beginning of the project in 2003 up into the present. Discovery Land Corporation became a partner in 2013.

Dan O'Calihan- director of sales from Discovery displayed their mission statement. Mr. O'Calihan discussed the area and how they are choosing to bring their families here. He touched upon the family atmosphere and family environment that their clubs revolve around. The 16 clubs that Discovery has begun and the real estate value were presented. A final point was the attention to detail that they have put into their clubs allows the community to be proud of what was placed here.

Jim Tinson- CEO- Landscape Architect for Silo.

He reviewed the amended master plan, the village green, the architecture and the lake. Mr. Tinson reflected on how they are trying to use materials that come naturally to the environment.

Pedro Torres compared the older version of their MDP (2009) to the amended version (2014) with a side by side chart. Mr. Torres reflected upon the downsizing of the units, open space increase, and the deletion of height waivers. He also discussed the tax revenue surplus for the town. Mr. Torres reviewed the environmental commitment Silo has made including steep slope reductions, impervious surfaces, and its commitment to minimize visual impacts. Bullet points of the habitat management plan were introduced.

Amanda DeCesare-Project manager for VHB.

Mrs. DeCesare discussed the stormwater pollution prevention plan, and the steps they are taking to comply with DEC standards. She discussed to major points of the SWPPP which included the soil and erosion control and water quantity & quality. Mrs. DeCesare discussed the preservation of the land, green infrastructure practices, and buffers. Discussed that they are having by-weekly inspections being done by DEC. Inspection reports are provided to Audubon international and Dutchess Land Conservancy.

Pedro Torres discussed what is happening now on the project. The holes that were approved to be worked on are 18,10, 17,11 16. Remaining work approval was given by planning board for work on remaining holes. Discussed the holes that are closer to being done and grassed. Discussed what the next steps are.

Public Hearing Comments commenced:

Chairman Fontaine announced that the public hearing for Silo Ridge will be continued until September 18<sup>th</sup>. On the 18<sup>th</sup> there will be another public hearing in which oral comments will be heard. The public can also submit their comments in writing up until Sept. 18<sup>th</sup> at 7pm.

Mr. Torres stated that the documents on their site have a security measure designed in that prevents them from being printed.

A transcription of this public hearing will be on file.

Respectfully submitted,

Larissa DeLango, planning board secretary

The foregoing are unapproved minutes taken at a planning board meeting on Sept. 4<sup>th</sup>,2014 and are not to be construed as final official minutes until approved.

\_\_\_\_\_ approved

\_\_\_\_X\_\_\_\_ approved with deletions, corrections or additions.

