



TOWN OF AMENIA

4988 Route 22, PO BOX 126, AMENIA, NY 12501
TEL: 845-373-8860 FAX: 845-373-9147

Planning Board Meeting
Thursday, September 18, 2014
5pm

Present:

Norm Fontaine – Chair
Peter Clair
Anthony Robustelli
Nathan Roy
Bill Kroeger
Erich McEnroe

Consultants:

Dave Everett – town attorney
Julie Mangarillo – town engineer

Absent:

John Stefanopoulos

DiGrazia – Morey lot line change – public hearing

Chairman Fontaine opened public hearing at 5:05.

Kirk Horton represented Digrazia- Morey. Plans were reviewed by board and Mr. Horton. Chairman Fontaine confirmed that the 8 acres that were previously discussed that was not deeded were removed from the survey. Chairman Fontaine gave a quick overview of project. Digrazia is transferring property that does not border any road to Morey. Approx. 40 acres will be transferred.

Public comments commenced. Beth Rybsik representing the Mondrian property land company questioned if the lot line change will affect the Mondrian property owners? The answer was no. Attorney Dave Everett stated that this is a Type 2 action under SEQRA exempt from a review.

Voice vote was taken:

Norm Fontaine –yes
Pete Clair-yes

Bill Kroeger-yes
Tony Robustelli –yes
Nathan Roy-yes
Erich McEnroe-yes

All in favor, Motion made to accept lot line change- 2nd

Kirk Horton will bring in the mylar to be signed by Chairman Fontaine.

Public Hearing Closed 5:15pm

Tamarack Preserve-Public Hearing opened 5:15 pm

Chairman Fontaine requested comments from the audience regarding the Tamarack project. None were given. The planning board is waiting to hear back from the DOH and the DEC regarding the SEQR lead agency coordination .Public hearing will remain open until responses are received. Mr. D. Rosendale submitted written comments regarding the Tamarack project. His memo will be responded to by applicant. Mr. Rosendale has raised a number of zoning issues in his memo, John Fenton will be forwarded this memo for his review. The public hearing will remain open for written comments until the close of the next planning board meeting/public hearing tentatively scheduled for Oct. 2nd. **Meeting was adjourned for Tamarack Preserve with a continuation of public hearing.**

Mr. Reagon requested that the questions that are being asked of them could be addressed to them by the board and not Mr. Rosendale. Chairman Fontaine explained that responses will come from the Code Enforcement Officer, town attorney and the applicant. The applicant will be following up with a complete response to the submitted memo. Dutchess County Planning and Development submittal will be revisited to see if it is warranted.

Minutes were read over by the board. **It was approved with corrections. Motion to accept the minutes, all in favor.**

It has been requested that Silo not only respond to the verbal comments from the public hearing but also the written comments. All written comments will be placed on the town website. Chairman Fontaine prompted a discussion about the upcoming Silo Ridge public hearing. Overview of the procedures (time limitation on speakers, public comment sign-up sheets, cordless microphones). Discussion on how to proceed on continuing or closing the public hearing for Silo was addressed. Attorney Everett requested that the board consider that many submittals have not yet been fully reviewed and still await consultant comments. Additional information from Silo may still be submitted reflective on the written public comments that were made. A last set of submissions may be presented to the board. The board responded with a public concern regarding the view shed and how it would look when project is complete. A visual was requested in a panoramic. This would not be a technical view but one that will show the board and the public an interpretation of the finished project.

The board also discussed the large amount of information that the public is receiving and the misinformation that can be formed. The SWPPP was an example given of a large document that has been reviewed by both engineers and DEC that still has the tendency to be portrayed inaccurately. Attorney Everett reiterated the fact that the board required Silo to follow the East of Hudson Standards that are applicable in the NYC watershed communities East of the Hudson. Silo is not a watershed community but applicant is still complying with those standards. The SWPPP was discussed on the time frame that it was available to the public.

Pedro Torres questioned the format of addressing the existing and upcoming public comments. Attorney Everett suggested a compilation of written, oral and information from the stenographer. A decision can be made by Silo on how they would like to respond to comments at Public hearing.

Chairman Fontaine stated that he would like to hold a meeting with the consultants prior to them submitting their final line of comments so that all consultants are on the same page and can confer with one another on their reviews.

Attorney Everett discussed the 10 homes that were added into phase 2 that were approved in 2009 on the ridge. He also discussed the SEQR process and that it will require the planning board to balance the socio-economic consideration against the environmental impacts. With SEQR findings, some projects are going to have environmental impacts that cannot be mitigated. Socio-economic benefits may out way the environmental impacts, that is the purpose of the SEQR findings.

Mr. Torres reviewed the pesticides procedure with information that gets submitted to the IDA. Ms. Mangarillo questioned if the revised site plan was submitted to the Audubon? Mr. Torres stated that a monthly report goes to them during construction. Ms. Mangarillo asked if the Audubon be willing to generate a letter showing that they have reviewed the site plan. Mr. Torres stated that they are in the process right now.

Chairman Fontaine stated that he wants the board to make a decision on how to end the public hearing. Once the oral portion of the public hearing is closed a timeline begins in which the board needs to make its approvals within 62 days.

All in favor for keeping the public hearing open

If everything is addressed in a timely manner 2.5-3 weeks is a tentative time frame for the next public hearing.

Adjourn 6:35

Respectfully submitted,



Larissa DeLango

The foregoing represents unapproved minutes of the town of amenia planning board from a meeting held on Sept. 18th, 2014 and are not to be construed as the final official minutes until so approved.

 approved as read

 approved with: corrections, additions, deletions



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Planning Board Meeting
September 18, 2014

Public Hearing
Silo Ridge
7PM

Present:

Norm Fontaine – Chair
Anthony Robustelli
Peter Clair
Nathan Roy
Bill Kroeger
Erich McEnroe

Consultants:

Dave Everett- attorney
Julie Mangarillo
Michael Klemens
Mary Ann Johnson
George Janes

Absent:

John Stefanopoulos

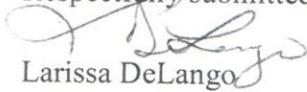
Silo Ridge

Chairman Fontaine discussed the importance of the project and how the board takes the responsibility seriously. The meeting will be kept open and scheduling another meeting at a later date allowing additional review of materials, also to allow additional written comments. Notice will be sent out for the next public hearing. Chairman Fontaine reviewed the procedures that the board would like the public to follow. It is a large crowd and the 3minute rule for public comment will be enforced.

Public Hearing Comments Commenced;
Chairman Fontaine stated that you do not have to be from Amenia to make a comment.
Chairman Fontaine commented positively on the amount of young people at the public hearing.
Meeting was adjourned, continuation of the public hearing will be scheduled. A public notice
will be posted once a date is agreed upon.

A transcript will be available for review within 30 days of the hearing.

Respectfully submitted,



Larissa DeLango

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