



TOWN OF AMENIA

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Planning Board Minutes 1/28/15

Present:

Norm Fontaine-Chairman
Tony Robustelli
Peter Clair
Nathan Roy
Bill Kroeger
John Stefanopoulos
Erich McEnroe

Consultants:

David Everett- Town Attorney
Julie Mangarillo-Town Engineer
MaryAnn Johnson-Planner

Motion to open meeting 7:02 pm

Silo Ridge- submission status report.

Mr. Torres discussed the pre planning board meeting. Items that were discussed were as follows;

Bonding- Silo will be drafting a memo and a cost that will be submitted in the near future.

Guidance on the public overlook: It was requested that Silo review their plans with the town board also. Similar plans will be submitted

Request change protocol: Comments will be submitted back to the town engineer for consideration.

Status of submission:

Submission is close to complete pending some items that still need to be addressed. Comments from public and consultants are similar in nature. Silo is attempting to

provide consistency throughout their answers to the similar comments. A request was asked from Mr. Torres to the consultants for one set of comments.

Changes to the Design Guidelines were also discussed at the pre planning board meeting. The final guidelines will be included in the resubmission.

Chairman Fontaine questioned Silo on the materials that will be submitted in either hard copy or digital copy to the planning Board members. Planning Board members agreed upon digital copies. The hard copies will go to the town and the library. The submission will be available through silo and the link through the towns website a couple of days after it has been distributed to board members.

Mr. Torres reviewed the subject of retaining walls. He stated that each wall will be cut and filled custom to the home when being built. They will be no larger than 8ft. It will have to comply with ADA constraints. There will be double retaining walls, 4ft and 3ft tall. The village green will be the only retaining wall larger than 8ft. Attorney Everett approached the subject of the retaining walls by deferring to the design guidelines and the amended MDP.

The board discussed the amount of square footage for each property. 30,000 sq. ft. is what is allowable by code of what can be cleared within the SPO. The driveway is not included in the square footage. Driveway envelopes were developed. The ADA addresses minimizing steep slopes, minimizing down slope disturbance and where the driveway would best fit on the property.

The overlook Park parking lot was discussed. The parking falls within the SPO. The decision of deeding it to the Town is recent. Chairman Fontaine explained that the Overlook Park is part of Silo's submission that they are currently seeking approvals on. There is not a town exemption. If approvals are given then it will be deeded to the town. The Overlook Park does not contain lighting. DOT is requiring signage at the site.

The topic of the winery building was approached. At this moment Silo is not seeking approvals for the winery. The location of the winery has already occurred in previous Planning Board discussions.

Secretary DeLango reviewed the upcoming applicants. Maplebrook school will be resubmitting. The Amenia drive in will also be on the agenda with a resubmitted site plan

Motion to close meeting 7:40 pm

Approved as Read 2/25/15
A DeLango - P.B. Secretary