



TOWN OF AMENIA

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Planning Board Minutes 4/8/15

Present:

Tony Robustelli – deputy chair
Peter Clair
Nathan Roy
John Stefanopoulos
Erich McEnroe

Consultants:

David Everett- Town Attorney
Julie Mangarillo-Town Engineer
MaryAnn Johnson-Planner
Dr. Michael Klemens- Environmentalist

Absent:

Norm Fontaine
Bill Kroeger

Amenia Drive In

John Stefanopoulos recused himself to present for The Amenia Drive In. Deputy Chairman Anthony Robustelli stated that we have heard back from Dutchess County Planning and Development. Attorney Everett read in that the county declared this a matter of local concern. The county sited in its comments a traffic issue. Amenia Drive in has addressed this issue with the board. The drive in has been open for 2 seasons without any traffic issues.

Part 2 of the EAF was read in and all answers were “No”. Board can now adopt a negative declaration.

Resolution adopting a negative declaration under SEQRA for an Amended special use permit and Amended site plan for four brothers Amenia Drive In

Theater was read in by L.DeLango. Resolution was passed unanimously –All in Favor.

Julie Mangarillo stated that this application is complete. All comments in memo have been addressed in J. Mangarillo's March 25th review memo. The memo contains items that will still need to be addressed but does not negate the completion of application. **L.Delango read in the resolution Approving Amended special use permit and amended site plan for the Amenia Drive in Theater. Resolution was passed unanimously-All in Favor.**

Silo Ridge

Deputy Chair Robustelli stated to the board Silo Ridge is on agenda for a status review and completeness. Attorney Everett reminded board that at the request of the chairman a review of the field change protocol (CRP) was to be completed. The board will need to consider the field change protocol that has been developed by the applicant and the town consultants. The second consideration for the board will be whether or not the application is complete enough to schedule a public hearing. The definition of completeness is defined in the towns zoning code. The board approached the town consultants about their feedback whether they would deem application complete.

A brief synopsis of the CRP was given by Attorney Everett. Silo ridge consultants along with the town consultants developed a threshold through the field change protocols that allow minimal changes that can go through the CEO instead of the planning board. This would minimize the amount of administrative work to the board to address little changes. An engineer that will be approved by the town and employed by silo will be hired to do site inspections. According to the change request protocol, silo ridge themselves will notify the building inspector when things need to be changed. There have been 7 plan changes that were submitted tonight regarding the Feb. 19th submission. The CRP does not need to be approved tonight. Mr. Torres explained the definition of the emergency request. If changes are larger than the scope of the CRP silo will need to go back to the planning board. Dr. Klemens questioned if the CRP that is stated draft would be the final? Mr. Torres stated that silo ridge does hold some concerns about the latest draft of the CRP. Town consultants spoke to the board addressing the landscaping plans that have already been submitted and approved. Any big changes are prohibited unless they go through the Planning Board. Mr. Torres disagrees with the language of that particular section of the CRP. It was agreed upon to have further discussion about the landscaping. The last paragraph in the CRP is the one in question. The Planning Board decided that the consultants will attempt to reword document. The board needs to consider completeness. Attorney Everett stated that he did not find any large issues. He has sited small clean up issues that would not hold up project.

Silo Ridge will supply the board with the information on why the DEC decided that it would have Silo discharge into the Amenia Creek. Stream and discharge of wastewater are being reviewed by specific DEC agents. Planner MaryAnn Johnson and Town Engineer Julie Mangarillo did not site any completeness issues. Dr. Klemens does not have any completeness issues. He references parcel one for certain issues. Attorney Everett stated that the submission was well done. Attorney Everett reviewed the next steps, a public hearing will held at the close of the hearing the Planning Board will need to decide if they will be requesting any changes. All consultant comments will have been submitted and will need to be addressed according to the board. The will be a variety of conditions that would go along with the approval. Other agencies will also have to submit their approvals on the Silo Ridge project. Once the public hearing is closed a 62 day countdown begins. The subdivision Plat must be approved within that time frame or they will be automatically approved. SEQRA findings will need to be addressed. Discussion between the Planning Board and Attorney Everett began about the dates for the public hearing and adequate time for the public review. L. DeLango reviewed the available dates for publishing the public hearing and the available dates for the public hearing. **The Planning Board voted 3 to 2 for the acceptance of the public hearing date for Silo Ridge on 4/28/15. L.DeLango read in the resolution to continue the Public Hearing on 4/28/15. Motion made-2nd- All approved-Motion passed.** A stenographer will be present at the public hearing.

Recommendations were requested from the Planning Board for the SBA Cell Tower to allow time for the ZBA to review. L. DeLango also reviewed the Maplebrook School upcoming public hearing.

Motion made to approve the 2/25/15 minutes- motion passed. All in favor.

Public commented on the unrealistic public hearing date of 4/28/15. Would like to see it on 5/5/15.

Motion to close the meeting All in favor Meeting closed 7:02 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 April 8,2015 and are not to be construed as the final official minutes until so approved.

Approved as read
 Approved with deletions, corrections or additions