



TOWN OF AMENIA

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Planning Board Minutes
7/22/15

TOWN OF AMENIA
RECEIVED

AUG 18 REC'D

TOWN CLERK

Amey

Present:

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

Absent:

Bill Kroeger

Consultants:

Julie Mangarillo
David Everett
Mary Ann Johnson
Michael Klemens

Motion to open public hearing for Monte's Health Nut Hut.

Chairman Fontaine asked the audience if there were any questions pertaining to the Monte's application. No comments were made from the audience. **L. DeLango read in the resolution for approval of site plan. Vote was taken-all in favor- resolution passed.**

Silo Ridge

Chairman Fontaine requested that we begin the discussion with the Finding Statement. Attorney D. Everett explained that the Finding Statement has been worked on by the towns consultants with cooperation and consultation of Silo's consultants. Drafts were given to the board the week prior. D. Everett requested comments and questions from the board. He explained that this will need to be adopted first before the board can move onto the next phase. A special meeting is scheduled for the upcoming week. The findings statement discussion will be tabled until next meeting. Approval resolutions will be compiled for review from the Planning Board. D. Everett reviewed the different upcoming approvals with their conditions. Mary Ann Johnson explained to the board that each consultant took their area of expertise and provided input for the Findings

Statement. Dr. Michael Klemens discussed the conservation easement. He held concern about the present proposed conservation easement holder. There will be further consideration given to the conservation easement regarding the wording of the document. The standards for the conservation easement will not be compromised but the language tying the town down to a particular easement holder may need to change. D. Everett stated that the email that was received from DLC late in the day will still need to be evaluated. Comments were also provided from the public regarding the field change protocol. Town law allows for the protocol to be developed. He further states that the subdivision code provides that the town engineer in consultation with the planning board chair can make minor modifications to the subdivision plat. There is no definition that constitutes what a minor modification is in the subdivision code. The field change protocol was developed to provide a framework to provide more direction. The CEO also in collaboration with the consultants had to develop a procedure that the code does not provide definition for. Clarification may be needed to assist the public in understanding the reasoning behind the protocol. Mr. Torres stated that he spoke with Becky Thornton from DLC. She raised concerns regarding the CRP and site plan. Attorney Everett stated that Silo and DLC can meet and come to an agreement on particular issues, they then can present to the town, the town then will act in accordance with its laws. Town Engineer, Julie Mangarillo has put together a draft for the bonding, it will be distributed shortly. Contracts have been sent to Silo with amounts that will assist in coming up with accurate numbers for the bonding. Chairman Fontaine discussed the Town Board meeting that took place last week regarding the 3rd party inspector. There appeared to be some confusion on their approach toward Fairway Testing. Fairway Testing, the company who will be providing monitoring over the golf course work was to be brought on as a Town consultant. The Planning board in conjunction with the consultants determined that Fairway Testing was a reputable company that can handle the overseeing of the golf course work for Silo Ridge. The Town Board ultimately will be holding a special meeting to revisit the approval for the 3rd party inspector. Julie Mangarillo sent a memo to the Planning Board regarding the meeting with Dan Nichols. Chairman Fontaine asked if there were any questions from the board relating to Silo. No questions were asked. He then asked the public for comments. The Draft version will be posted on the town website.

Junkyard Law

Chairman Fontaine discussed the town's interest in adopting a junkyard law. The Planning Board was given information regarding the matter. The Planning Board requested that D. Everett review the information forwarded from Town Board attorney. Ag and Market has developed its own guidelines in how to deal with junk relating to farms.

Motion to approve the 6/24/15 minutes- All in Favor-Approved.

Board member asked how long Fairway Testing has been working on the Silo project. Mr. Torres stated that they did not work last year. Fairway Testing Inc. was recommended by J. Mangarillo. Installation of drainage lines have been inspected by Fairway Testing's engineers who will be onsite daily. Reports go to J. Mangarillo. Attorney Everett discussed the upcoming matters that will be in front of the Town Board regarding Silo. Councilwoman Doyle was present and discussed that a joint meeting between the Town and Planning Boards may help with the understanding of what needs to be addressed regarding Silo. Chairman Fontaine suggested that either Attorney Everett or he go to the Town Board meeting to assist in answering any questions they may have.

Motion to close meeting-All in Favor
Meeting adjourned 7:50 pm

Respectfully submitted,

Larissa DeLango

The foregoing represents unapproved minutes of the town of amenia planning board from a meeting held on 7/22/15 and are not to be construed as the final official minutes until so approved.

approved as read

approved with: deletions, corrections, and additions.