



TOWN OF AMENIA

Amenia Town Clerk
SEP 10 2015
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Planning Board Minutes Special Meeting 7/29/15

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
George Janes

Meeting opened at 7pm

Chairman Fontaine reviewed the special meeting agenda for Silo Ridge.

Silo Ridge

A letter from Ecosystem strategies (a company representing DLC), commented on tests done by Leggette, Brashears & Graham (LBG) regarding the Silo Ridge project. Town Engineer Julie Mangarillo, reviewed ESI's comments with the board. She states that she does not see any evidence that would hold up the SEQR process. The DEC will do its review after SEQR. Well # 25 was said to have contained a contaminate. In LBG's original response it was stated that the sample was contaminated in the lab. There were no other contaminants in that sample. J. Mangarillo goes on further to say LBG stated that if it was contaminated out of the ground, or had been contaminated from the landfill there would have been other contaminants. A second sample was taken, and tested and it did not have any contaminants. According to the Town Engineer there is no evidence in the ESI letter that should hold up the process.

Chairman Fontaine began introducing the 5 resolutions for consideration by the board. Attorney Everett stated that the findings statement has clearing restrictions to protect the Indiana bat and northern long eared bat. He asked Mr. Torres if it was still accurate information that clearing can only be done during the winter time or did that get changed from the US Fish and Wildlife. Mr. Torres stated that information has been changed. The resolution information does not need to be changed due to that information. First resolution is:

The resolution adopting an amended and restated findings statement under SEORA for the silo ridge field club. L. DeLango read in the resolution. Motion made to accept resolution, it was 2nd. All-in Favor-resolution passed.

L.DeLango read in resolution **Approving the Amended Special Permit and Amended Master Development Plan for the Silo Ridge Field Club.** Motion made to accept resolution, it was 2nd. All in Favor-resolution passed.

Board member Peter Clair read in the following resolution, **Resolution approving the Special Permits allowing (1) golf course improvements and a golf maintenance facility in the OC zoning District; (2)a wastewater treatment plant in the OC Zoning District; and (3) the storage of more than 500 pounds of fertilizers and pesticides at the golf maintenance facility in the Aquifer Overlay District.** Motion made to accept resolution, it was 2nd. All in favor –resolution passed.

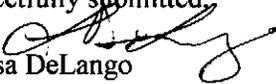
Attorney Everett reviewed the draft conservation easement with the board. The subdivision law requires the board to approve a conservation easement before you decide a preliminary approval. Conditions built into the approvals that require an easement holder to be identified between the preliminary and final subdivision approval. If applicant cannot identify an easement holder then the town will act as easement holder with approval from the town board. The applicant is still in negotiation with DLC. Easement holder will be identified before the final. **Consent to approve the DRAFT version of the conservation easement document. Motion to accept the DRAFT easement as written-2nd. Voice vote was taken. All in Favor. None opposed.**

Resolution approving Lot Line Adjustment and Preliminary Subdivision Plat for the Silo Ridge Field club was read in by Attorney Everett. Motion made to accept resolution, it was 2nd. All in Favor-resolution passed. **Resolution Approving Site Plans for Phase 1 of the Silo Ridge Field Club** was read in by L. Delango, Peter Clair and Attorney Everett. Motion made to accept resolution, it was 2nd. All in Favor-resolution passed.

Board member Peter Clair motioned for a cancellation of Planning Board meeting scheduled for July 30th. It was seconded. All in Favor-July 30th meeting has been cancelled.

Motion to close meeting, 2nd –all in favor. Meeting closed 7:28 pm.

Respectfully submitted,


Larissa DeLango

The foregoing represents unapproved minutes of the town of amenia planning board from a meeting held on 7/29/15 and are not to be construed as the final official minutes until so approved.

approved as read
 approved with: deletions, corrections, and additions.