TOWN OF AMENIA

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Planning Board Minutes
Meeting
10/28/15

TOWN OF AMENIA
RECEIVED
DEC 17 REC'D 2015
TOWN CLERK
TAL

Present:
Norm Fontaine-Chair
Tony Robustelli
Peter Clair
Erich McEnroe
John Stefanopoulos
Matthew Deister

Consultants:
David Everett-Town Attorney
John Andrews-Town Engineer

Motion to open meeting 7:00 pm

Silo Ridge

Chairman Fontaine began the discussion with the recent comment memos from the consultants regarding the site plan and status of the site plan. Town planner M. Johnson compiled a summary to display where the site plan currently stands. Attorney Everett interjected to address the board on the four areas in which they will need to have knowledge of to be able to move forward, litigation, compliance with the site plan, compliance with the conditions of the subdivision approval, and the special permits in OC district and Amended MDP. The litigation has been settled. The subdivision can now be worked on and can move forward. The site plan has minor edits that will need to be addressed. Chairman Fontaine addressed the memo from the town planner regarding the site plan. M Johnsons memo was reviewed by the board and Silo simultaneously. Mr. Torres discussed the landscaping comments from Dr. Klemens regarding the 2 year time frame within the growing seasons, replacement of any dead or dying plants will need to be replaced. Bonds were created using the existing agreed upon conditions. A comment was sent today by Dr. Klemens requesting a change in the landscaping time frame. A continued 2 year time frame once a plant was replaced was suggested by Dr. Klemens. The Planning Board has agreed to remain with the original position of the landscaping and not change the timeframe. Mr. Torres addressed the remaining comments that required clarification and further information. A completed written response will be submitted to address any outstanding items. Questions regarding various agencies in the consultant's memos will also be addressed. A list of what other agencies required changes to will be placed in a memo and given to town. Mr. Torres stated that the site plan will be revised to reflect the removal of the wall pertaining to the Amenia Fish and Game. Town Engineer, John Andrews addressed a comment from M. Johnsons memo regarding NYSEG. A suggestion of notes for the utility company was discussed. Attorney Everett requested a copy of the bond from DOT for the record. DOH has confirmed that they have

completed their comments and Silo will be submitting additional items to them later this week. A new memo regarding bonding has been submitted to the town following the recommendations from the town engineer. The bonding will be placed in 4 structures, WWTP, reclamation, landscaping and overall performance. The town engineer does not foresee any further changes in the numbers. Once complete the language from the attorney will need to be in place. Attorney Everett discussed the DOT, DEC and the DOH permits. The site plan cannot be signed until the permits are issued. The DEC has issued their Notice of Completion. They are holding a public comment period until 11/20/15. The artisan park public access easement will need to be decided by the Town Board. A draft was submitted to the Town Board. A review of what was established pertaining to the topic of refuse through Town Engineer, J. Mangarillo was discussed. Town Engineer, J. Andrews would like to see the refuse dimensions. Truck maneuvering detail will be resent to the engineer. J. Andrews would like to see the truck template. All items that pertained to the Dan Nichols review have been satisfied. A letter from the Fire Dept should address if any additional housing is placed a hydrant will need to be positioned a certain amount of feet from the inhabitance. At the request to DOH and DEC the pipes are shown in the plat. The natural resources management plan which is part of the EAF has been addressed. A review of the June SWPPP will take place with regards to the May 20th comments. A copy of the well/septic information from DEC to Silo will be sent to J. Andrews. The May 20th comment memos from J. Mangarillo display the information that most information has been resolved. Attorney Everett reviewed the hand full of small outstanding items that he needs to complete. The larger items in regards to the subdivision are the easements, which all are draft form at the moment. The Town Board will need to approve the easements once they are finalized. A stipulation of discontinuance will be received from Silo's legal team regarding the Art. 78. Attorney Everett commented on having the town planner create a similar memo regarding the subdivision and what needs to be done and what has already been satisfied. The plan is to be done with the subdivision before the DEC permit comes in. North American Land Trust distributed the first draft of the conservation easement to Silo. A letter will be drafted by Silo for Chris Howard the Fire Chief to review the dry hydrants. Board member Matt Deister will be the liaison for the Fire Dept.

Motion to approve minutes from 9/9/15 and 9/23/15.All in favor-motion passed.

Motion to Adjourn-2nd-All in Favor
Meeting closed 7:50 pm

Respectfully submitted,
Larissa DeLango

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on 10/28/15 and are not to be construed as the final official minutes until so approved.

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