



TOWN OF AMENIA

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Planning Board Minutes Meeting 12/9/15

**TOWN OF AMENIA
RECEIVED**

JAN 20 REC'D 2016

TOWN CLERK

Present:

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

Consultants:

David Everett-Town Attorney
John Andrews-Town Engineer
MaryAnn Johnson-Town Planner

Absent:

John Stefanopoulos
David Rosenberg

Motion to open meeting 7:00 pm

Outback Storage

Joel Chase from Connolly engineering and Peter Ducillo presented for Outback storage. They are proposing a 50% expansion to the storage facility which is located on Mechanic Street in Amenia. The facility is an existing non-conforming use. They are seeking a SUP from the Planning Board. A proposed 2 building totaling 8200 square feet with an additional construction shed that would service Ducillo Construction. Town Engineer, John Andrews addressed his memo with the applicant and Board. The project is located in the Hamlet mixed use zoning district/flood plain overlay/stream corridor/valley bottom aquifer. The project encompasses 2 separate lots. The lots will need to be merged. This would be considered a major project due to the fact that it exceeds the square foot threshold. It is in the wetland area and a permit from DEC would be required. A floodplain permit will be required. Future submittals will need to address the endangered species and habitats on the property. The EAF states disturbance will be less than 1 acre. J. Andrews suggested the board consider a simple SWPPP for this application because of its location. Attorney David Everett stated that a lot merger fall under one property owner. Mr. Chase reiterated that this plan is conceptual. It does not contain full accuracy as of yet. The size of the entrance way will need to be revisited if the applicant decides to move forward with the project. Attorney Everett identifies this project as an unlisted action, full EAF

will be required under a major project. A coordinated SEQRA review will be in order. The planning board is comfortable with moving forward with the application if the applicant decides to proceed.

Silo Ridge

Various items still need to be approved by the Town Board. All materials have been distributed to the Town Attorney and the Supervisor. The latest information to be received is the licensing agreement. The Town Board will need to vote on the items that have been distributed. The Town Attorney is responsible for the distribution of information to the Town Board. Attorney Everett stated that the site plan is being finalized and DEC permit is being awaited. The remaining items that need to be addressed by the Town Board are, Transportation Corporation, performance bond, security agreement, & license agreement. Town Planner Mary Ann Johnson will be drafting a document that represents all the conditions that the applicant has met once the town board approvals are in. An approval resolution will then be generated. The subdivision plans are being reviewed by the consultants. The DOH has stated that an approval cannot be given by their agency until the transportation corporation is approved by the Town Board. Dan Kealler will not sign the site plan without the subdivision plat. The conservation easement is in the process of being reviewed by NALT. Once comments are received the Planning Board will be able to review it before it goes to the Town Board. Mr. Torres stated that NALT did not agree with assigning the funds to the town. NALT has one trust fund that cannot be divided. Silo Ridge pays an endowment to NALT, the interest generated pays for the monitoring of the easement. All interest from all existing easements is in one fund and cannot be separated out from each individual client. Attorney Everett stated that if the company goes bankrupt and can no longer take care of the conservation easement the town will need to take over and funds will be needed. Both town and applicant attorneys will need to confer further on this matter. The consultants conferred on the subdivision plats. J. Andrews requested a meeting with Amanda DeCeasare from VHB to go through any changes that were sited. The Dutchess County Clerks office will need to be approached to see what they will accept for filing. J. Andrews reviewed some discrepancies that were found on the plans and will need to be addressed. Most comments provided by consultants will provide clarity to assist in understanding the document. An overall master plat was suggested by J. Andrews. Easements will be reviewed by Attorney Everett. Chairman Fontaine discussed a time line for reviews. Attorney Everett discussed the settled Article 78. Specific town residents have attempted to reconvene that litigation, only to have it denied by the lower court for the reason that the case was already settled. An appeal has been filed with a motion from the applicant/town attorneys for dismissal on the basis that there is not a case to place an appeal on. This appeal does not stop the applicant/town process. Well 25 has been retested and conclusion was negative. DEC will have final say with the well. The well is not being used for potable water.

Other Matters:

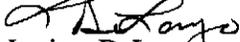
L. DeLango reviewed training opportunities and credit requirements for the board. Training credits will need to be in by the 22nd of December. The board decided to cancel the meeting scheduled for the 23rd of December. Rennia Designs representing Tamarack Preserve has

submitted an extension letter for 180 days. Attorney Everett will research the expiration date and put together a resolution for the Board to review.

Motion to accept minutes from 10/28/15-all in favor-motion passed.

Meeting Adjourned 7:57pm

Respectfully submitted,


Larissa DeLango

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on 12/9/15 and are not to be construed as the final official minutes until so approved.

approved as read

approved with: deletions, corrections, and additions.