



# TOWN OF AMENIA

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## Planning Board Minutes Meeting 1/13/16

TOWN OF AMENIA  
RECEIVED

FEB 25 REC'D

**TOWN CLERK**

**Present:**

Norm Fontaine-Chair  
Tony Robustelli  
Peter Clair  
Erich McEnroe  
Matthew Deister  
David Rosenberg

**Consultants:**

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

**Absent:**

John Stefanopoulos

Motion to open meeting 7:00 pm

Tamarack

Resolution extending Amended Special Use Permit and Site Plan relating to Tamarack Preserve-cabins was read in by L. DeLango. Matt Deister requested clarification of location. Erich McEnroe requested clarification on timeframe for extension. **All present members in favor-resolution passed.**

Desantis-770 Old Route 22

Overview of the Desantis application was given by Chairman Fontaine. The applicant needed to complete the driveway with asphalt to satisfy the approvals. The asphalt companies are closed from end of fall and reopen in the spring. The applicant requested the Planning Board modify the

approval allowing the paving to be completed no later than May 1<sup>st</sup>, 2016, and allow the CO to be given by the building Dept. L. DeLango read in the resolution Modifying Special Use Permit and Site Plan Approval for 770 Old Route 22 Apartment Renovation. **All present members in favor-resolution passed.**

### Silo Ridge

Status review was given by Pedro Torres and Town Engineer, John Andrews. The subdivision Plat drawings are being reviewed by John Andrews to make sure all comments have been addressed. All site plan drawings have been updated and are now working on conservation easement. North American Land Trust (NALT) conservation easement will be filed as 2 different easements. One will be filed up front and the second one will be reported upon completion of all improvements. The majority of Town approvals were given. The Transportation Corporation has been filed and awaiting confirmation. Once confirmation is given it will be submitted to DOH for final permits. DEC is also awaiting confirmation from the DOH regarding the Transportation Corporation. Town Planner, Mary Ann Johnson reviewed the status of the site plan. The majority of comments were addressed by the applicant. Mary Ann reviewed her list of conditions with the majority of items being completed. She also addressed anything that was outstanding. The Town Engineer estimated his time frame for the outstanding necessary information needed for the site plan to be early next week. A copy of the fire department letter from Wassaic was requested. L. DeLango will supply the Town Engineer and Town Planner with the letter. The County, VHB and John Andrews met regarding filing the plans. The applicant and Planning Board are just awaiting the outstanding permits from DOH and DEC to be able to move forward. Mary Ann Johnson will begin a similar memo for the subdivision portion. Attorney David Everett asked if a letter was sent by NALT stating that the easement will be in two parts. Mr. Torres will request that they send a letter to explain their rationale for 2 easements. NALT cannot do a conservation easement under land that is currently under construction. Vast majority of open space will be the first conservation easement the subsequent easement (maintained) will then hold the golf course and restored areas. When the easement is recorded a baseline will be done. The second easement may be held in escrow until completion. The first easement and the exhibits have been distributed to the consultants for review. Attorney Everett discussed the matter of, if the town ever had to take over the conservation easement there would not be any available funds from NALT to do so. This topic will need to be revisited for an outcome. Attorney Everett reviewed the current litigation. There are two article 78 that have been filed against the project, alleging a variety of deficiencies among the approvals. First article 78 was settled with Gun Club. There have been separate motions from residence that want to intervene in a discontinued lawsuit. Second lawsuit is against approvals from the Town Board regarding Silo. Planning Board discussion on various items and people cited in suit continued. Mr. Torres discussed the 90% completion of the golf course. The course should be open by July 2016.

### Bulfamante-lead agency

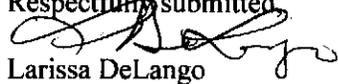
Planning Board received an overview of the Bulfamante compost project. The Town Board has requested lead agency under SEQRA. **The Planning Board took no objection to the Town Board becoming lead agency for the Bulfamante project.**

**12/9/15 minutes approved-motion passed- all in favor.**

Status of training was reviewed with all present Planning Board members

Meeting Adjourned 8:05 pm.

Respectfully submitted,



Larissa DeLango

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on 1/13/16 and are not to be construed as the final official minutes until so approved.

approved as read

approved with: deletions, corrections, and additions.