



TOWN OF AMENIA

4988 Route 22 AMENIA, NY 12501
TEL: 845-373-8860 FAX: 845-373-9147
www.AmeniaNY.Gov

Planning Board Minutes Meeting 2/24/16

Amenia Town Clerk

MAR 28 2016

RECEIVED

Present:

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

Consultants:

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

Absent:

John Stefanopoulos
Erich McEnroe

Motion to open meeting 7:00 pm

Silo Ridge

Stephen Johnson, President of North American Land Trust (NALT) was in attendance to discuss the conservation easement. He gave background information regarding NALT to the board. NALT has a unique relationship in working with many land developers, municipalities and government agencies. Mr. Johnson is familiar with Dr. Klemens' work with this project and many others. Chairman Fontaine discussed the pre-meeting topics. Dr. Klemens in his comments addressed the 750 ft. buffer around the vernal pools surrounding the easement. This number was found problematic. There is a tentative agreeable solution that may satisfy all parties, with further discussion necessary. The buffer may allow for some amenity uses within the club. This topic will need further discussion with input from Dr. Klemens. Dr. Klemens was not able to attend tonight's meeting. Chairman Fontaine has requested a conference call as soon as Dr. Klemens availability allows. The draft conservation easements have been forwarded from consultants to Silo with comments. It will be returned to consultants with comments of their own. An updated baseline study will be submitted to the consultants. Regarding the first easement, the attorneys for both the town and silo will need to come to an agreement about

“structures” allotted for open space. The 2nd easement will be addressed after the first easement is complete. A topic of discussion was the artisan park. It is projected for completion by July of 2016. The view will become unobstructed. Approvals will need to be issued first. Timeline for conservation easement has been estimated for 2 weeks. The DEC is on the cusp of issuing the permits. DOH has approved the plans already. Attorney Everett requested a special meeting be held for the execution of the site plan from the planning board, contingent on that the DEC permits come in in the next few days. The planning board has agreed to hold a special meeting next Wednesday, March 2nd at 7pm. Proper notice will be sent by L. DeLango. A resolution and Town Planner, Mary Ann Johnson’s memo which displays how each of the conditions of the approvals have been satisfied will be produced. Town Engineer referenced an approval letter that should be submitted from DOH. Mr. Torres was not sure if one would be supplied. Chairman Fontaine will need to sign the same plans as DOH. Attorney Everett requested a copy of the 5 acre waiver. Stephen Johnson from NALT reiterated that the town, state and federal agencies have regulatory control over the project. Nothing in the conservatory easement undermines that. The authorities are intact. Anything allowed under the conservation easement still is required to get federal, state and local approvals. Definitions that need to be understood in the conservation easement will be included. Town Planner, Mary Ann Johnson discussed a similar memo regarding the subdivision plat that is not completed at this time. A time frame was discussed regarding the completion of the plats. There are still outstanding items that will need to be addressed in the conservation easement with the Town Board. To ease the complexity of the conservation easement it was suggested that the Town Board get an overview of the documents, its structure and what it provides for. NALT, the applicant, chairman and planning board attorney can attend the town board meeting to assist with any questions they may have. There will also be further discussion for the explanation of Easement #1 and #2. L. DeLango will contact Stephen Johnson regarding the document that will assist on how to read a conservation easement. Mr. Torres will contact Town Supervisor to attempt to set up this meeting. There are still items that will need to be addressed within the conservation easement before it is considered a final and submitted to the Town Board. Input from Attorney Everett, and Dr. Klemens are still needed with pending determination from the Planning Board. Mr. Torres and Attorney Everett reviewed the other easements that have been completed and two that are being worked on. Attorney Everett discussed once the resolution for the site plan is approved the next step is to cut down the trees marked for removal around Delavernge hill before they can apply for a building permit.

Amenia Fish and Game

Presented a letter of authorization reading that the plan has been approved by the Club. A new plan was also submitted. A new application with documentation referencing comments from the town engineers past memo will be required. It was requested for Rennia to repackage a complete application with supporting documentation.

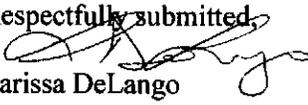
Article 78

Mr. Torres informed the board that the appeal on the original Article 78 was dismissed. The 2nd article 78 is against the town board not the planning board. All answering papers were submitted to the court. The second article 78 against the Town Board does not require a Stay from Silo.

Motion to approve the minutes from 1/13/16. It was 2nd, all in favor.

**Motion to close the meeting, 2nd, all in favor
Meeting Adjourned 7:45pm**

Respectfully submitted,


Larissa DeLango

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on 2/24/16 and are not to be construed as the final official minutes until so approved.

X approved as read

 approved with: deletions, corrections, and additions.