



TOWN OF AMENIA

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

Planning Board Minutes Meeting 4/27/16

Present:

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

Consultants:

David Everett-Town Attorney
John Andrews-Town Engineer
Mary Ann Johnson-Town Planner

Absent:

John Stefanopoulos

Motion to open meeting 7:00 pm

Amenia Fish and Game

Charles Tap from Renna Engineering represented Amenia Fish and Game. Mr. Tap stated the second submission reduces the size of the overall project. The chairman requested the Silo maintenance building and homes location on the map. Mr. Tap discussed the disturbance will be limited to under 10,000sq. ft. The project will be done in a 5 phase sequence. Authorization from the gun club to proceed with the project was given in writing to the Planning Board. Town Engineer, John Andrews reviewed his memo. Mr. Andrews stated that he does think it falls under the major project category he reiterates a portion of the code that stated " construction of facilities or structures for a non residential use covering 3,000 sq. ft. of building footprint". The application states this project has 4,538 Sq. Ft. proposed. The square footage covers foundation. This application will need to be referred to the ZBA and Dutchess County Planning. Waivers can be requested with the necessary justifications. A full EAF will be needed. There are some inaccuracies on their application that will need to be addressed. Construction entrance will be

considered a part of their disturbance. Mr. Andrews referred back to an agreement between Silo and Fish and Game in February of 2015. It included information about a chain link fence and landscaping, it is not known if that agreement still exist or if it has been replaced. This matter will need to be brought to the Planning Board. Mr. Andrews reviewed some of the comments that were proposed by Julie Mangarillo (previous town engineer) and responses from the applicant. Mr. Andrews requested a note stating that no excavated soil be removed from the site. Hours of operation will not be changed as stated by the applicant and exterior lighting has been noted. The landscaping element is not part of the current proposal. A letter from the gun club stating their standing on the fence and landscaping is requested. Mr. Andres restated that the Planning Board has the ability to how they would like to classify this application.

Maplebrook School

Mr. Kevin Keenan represented Maplebrook School. Chairman Fontaine asked if the school has any other buildable project besides the current one upcoming. Mr. Keenan stated that the pool addition (natatorium) is still in progress. The issue of segmentation was re approached. Attorney Everett asked if there is a master plan for the campus, Mr. Keenan said they do not have one. Chairman Fontaine expressed concern of looking at the bigger picture when it comes to the developing campus, especially for fire safety. The last application for the pool addition was a type 2 action exempt from SEQRA. Attorney Everett mentioned that previous approved applications from Maplebrook have also been exempt from an environmental review. He stated that a look of the larger picture of the project may be needed to allow the board not to miss if any environmental impacts. Mr. Andrews stated that the application reads that it is a 7 bedroom project which would exceed the 6 bedroom threshold, which would place this under a major project. Mr. Keenan clarified the mistake and stated that it is a 6 bedroom project. Mr. Andrews notes that in our code we are allowed a 3 year look back to applications that have multiple projects in the extent of that time frame. Emergency services were discussed. Mr. Keenan stated that the project is under the 3,000sq. ft. threshold for major projects. The dorms that are in the same vicinity were built between 1999-2004. Mr. Keenan discussed a turnaround or hammerhead for the emergency services. This falls in the commercial dormitory classification which in turn gets reviewed by the state. Mr. Keenan stated that the DOH has requested another well on the property. Chairman Fontaine reviewed letter from fire department requesting a 15,000 gallon storage tank that will allow them the ability to fight fires. Mr. Keenan stated that they are being reviewed by the state, and the building is required to have a sprinkler system with 30 minute duration. It is not located on the site plan as of yet. Storage for potable water may be requested by the DOH. The tank being discussed holds 2,000 gallons that may suffice for the sprinkler system. Mr. Keenan discussed the other facilities on campus and there fire suppression methods. The water calculations are needed, along with a basic SWPPP. Planning Board will need to see approval from DOH for the water and wastewater facilities. Documentation submitted detailing and demonstrating the adequacy of the water supply to serve the project. The project is within 500 ft of route 22 which will then require a referral to the county. A review of the wells were discussed that are on the property. The fire department and the town need to address the final ruling on the sprinkler systems and still need a full descriptive of what the home is supplied with. Board member M. Deister is concerned with the overall fire safety of the vicinity not just the individual project. Mr. Keenan will speak with the administration to see if they have any plans to develop a master plan for the campus and relay our concerns.

Silo Ridge

Attorney Everett discussed the Town Planner, Mary Ann Johnson's subdivision memo with exhibits and how items have been satisfied. There are conditions that are listed in the resolution that need to be satisfied before the plans can be signed. The easements and agreements are in package form and still have some issues that need to be addressed. The outstanding Art. 78 has facilitated some changes in the documents in reaching a settlement. Within the week, conditions can be met and documents can be signed. Mr. Andrews will need to submit a final certification regarding the final bonds and their consistency with the final subdivision plat and code. Mr. Andrews discussed the third party inspector continue through the project. Improvements should still be able to be reviewed through the Towns CEO and Town Engineer. A requested fixed amount of 5,000 shall remain in the escrow to cover expenses for Town Engineer. The provisions were reviewed that are included in the resolution. The provision states that the conservation easement for the maintained areas are filed, and recorded so that it is held in escrow. The provision states that no CO can be granted until that provision is met. Mr. Torres stated that it is not possible. NALT does not want to monitor the easements during construction. Attorney Everett requested a timeframe when the earthwork will be done. The easement sitting in escrow for a long period of time without being recorded poses a problem. Silo is still bound by the site plan approvals and have to act within the limitations. The provision was struck out of the resolution. Attorney Everett continued to read through the provisions listed in the resolution. Pending items on easements status stands, Attorney P. Wise have made some changes to conservation easement, public access easement and sent to consultants. All negotiated changes in the parties need to be reviewed for consistency and accuracy in a final document. The dates on the Mylar's are dated Feb. 2016. The dates for the town will be April/May. A subdivision plat cannot be recorded with separate dates on them. Mr. Andrews will reach out the DOH in the request for updated signatures. Movement to the month of May will allow for signatures and execution by the board. Thursday May 5th at 4pm is a consultant meeting with the Chair to sign documents. Town supervisor will also need to be present. **L. DeLango read in the resolution approving lot line adjustments and the final subdivision plats for the Silo Ridge Field Club. Motion made by Peter Clair, 2nded by Erich McEnroe. Voting was as follows; Joseph Fontaine-yes. Peter Clair-yes. Matthew Deister-yes. Anthony Robustelli-yes. Erich McEnroe-yes. David Rosenberg-yes. John Stefanopoulos –absent.** Silo can approach Town Engineer John Andrews for continuing phases. Bond must be posted and signed by chairman. John Andrews will send Silo a list of items he would like to be present for inspection. Silo will send John Andrews documentation as to where they are and he will respond to what he will need to see. Fairway Testing is consistent with filing to the town and Silo has maintained the escrow. L. DeLango will send copies of all Fairway Testing reports to Mr. Andrews and add him to the distribution list. Mr. Torres expressed that following the CRP guidelines sometime in the future an amended plat will need to be filed with regards to the water/sewer/drainage lines and the respective easements.

Motion to accept minutes with additions. Motion made, 2nded-all in favor

Handout of zoning maps given to board. These are reproductions of the maps off the Dutchess County Planning and Development site. It is not known if these maps have been approved by Town Board.

Chairman Fontaine relayed information regarding the property on route 22 across from Silo. The owner has taken down a home/structure. There has been a concern expressed that a historic building may be demolished. The property is not in the historic district. Attorney Everett will look further into this matter.

Motion to close meeting
Meeting adjourned 8:45 pm

Respectfully submitted,

Larissa DeLango

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on May 25th and are not to be construed as the final official minutes until so approved.

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

Addition- Board member M. Deister voiced his concern regarding the lack of turnaround space for fire equipment in the Maplebrook Dorm application. He stated that backing up the fire truck is not a preferred condition.