



TOWN OF AMENIA

4988 Route 22, AMENIA, NY 12501
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PLANNING BOARD MEETING
WEDNESDAY, SEPTEMBER 14, 2016
TOWN BOARD MEETING ROOM

PRESENT: Norm Fontaine, Chairman
Tony Robustelli
David Rosenberg
Erich McEnroe
Matthew Deister – late
Genn Trigg, Attorney

ABSENT: John Stefanopoulos
Peter Clair

Chairman Fontaine opened the Planning Board meeting with the Pledge of Allegiance. He then opened the Public Hearing for the Amenia Fish and Game Club.

Amenia Fish & Game Club

Public Hearing Underground Firing Range

**4623 Route 22
Amenia, NY**

Mr. Fontaine then opened the Public Hearing for the Amenia Fish and Game Club and asked if there were any public comments. Mr. Tony Cutolo stated, "Let's get it going". Chairman Fontaine then read through the SEQRA form. Mrs. Metcalfe then read Resolution #7, Adopting Negative Declaration Under SEQRA and Resolution #8, Approving a Special Permit and Site Plan for the Construction of an Underground Shooting Range for the Amenia Fish & Game Club. Both Resolutions were approved and signed by the Board.

ROLL:

Resolution # 7

Chairman Fontaine	Yes
Peter Clair	Absent
John Stefanopoulos	Absent
Erich McEnroe	Yes
Matt Deister	Absent
Anthony Robustelli	Yes
David Rosenberg	Yes

Resolution #8

Chairman Fontaine	Yes
Peter Clair	Absent
John Stefanopoulos	Absent
Erich McEnroe	Yes
Matt Deister	Absent
Anthony Robustelli	Yes
David Rosenberg	Yes

Chairman Fontaine closed the Public Hearing.

Lou Monaco

Informational-Subdivision

**4993 Route 22
Amenia, NY**

Rich Rennia spoke to the Board stating that Mr. Monaco is interested in buying the property at 4993 Route 22 in Amenia. He stated Mr. Monaco wanted to subdivide into three lots. Since this is in the HR zone and could be into one acre lots, he is proposing three lots with a common driveway consisting of one flag lot with 25' frontage and 2 conventional lots. Mr. Fontaine asked if they had thought of no flag lot and just coming in with a common drive. Mr. Rennia stated that the lots need frontage on a road and a common driveway in the Amenia Code is not considered a road. Mr. Rennia stated they will be getting an updated survey with topography. Chairman Fontaine felt they needed Health Department approvals for septic. The land is not in the water districts so they will propose 3 new wells and septic. Mr. Monaco will be the applicant and Stan Whitehead is the owner.

Mr. Noe stated he lives at 5001 Route 22, a neighbor. The storm drains along Route 22 in that area drain into a marsh at the foot of the proposed development. Chair Fontaine stated he already spoken with Stan Whitehead and most likely DEC will be looking at the driveway and how it will be constructed. Mr. Noe also asked if the steep hill would be taken into consideration. Mr. Fontaine stated this all would be looked at and considered once the project was before the Board.

Chair Fontaine asked Mr. Rennia if these would be standard residential structures. Mr. Rennia stated they would be standard single family homes. They will use the existing driveway which is believed to be 16' wide. They will know the exact width after the survey. They will need to go through the process, with Attorney and Engineer looking at the application with escrow and application fee.

Ms. Trigg added that Section 105-21 – governs flag lots and 1 per 5 lots is permitted. The common part of the driveway is located on lot #1. Mr. Fontaine wanted to know if they could have flag lots for all three lots where one lot owns the access. Mr. Rennia stated that basically that is what they have proposed. They look like flag lots but are not flag lots as they do not meet the definition of a flag lot. The common part of the driveway is located on lot #1. It will be less disturbance as the common drive is narrower and one does not end up with a cul de sac. Mr. Whitehead stated DEC was involved when the driveway was put in and DEC issued a permit at that time. Mr. Rennia stated the DEC permit will be in the submission. He continued .02 of an acre is wetland and by Army Corp will allow fill of .1 which is a tenth of an acre without mitigation. Any drainage that comes into that land drains out to the east through 15" or 18" pipe under Route 22. Ms. Trigg stated that should be shown on the next set of plans. Brian Houston will be doing the survey. The elevations for the driveway should pose no problems. It is on a 12-13% grade which is below the max 15% build elevation

David Rosenberg asked if lot 2 and 3 get deeded a right of way to the driveway. Mr. Rennia said they would get easements and there would also be a maintenance agreement.

OTHER BUSINESS:

Genna Nixon owns a house at 3322 Route 343, Amenia, NY located in the HPO which needs roof repair. There is presently an embossed metal roof that the owner is proposing to change to an asphalt shingle roof. The Board felt that there would have no adverse impact in the HPO. Ms. Trigg felt that if the CEO would send a letter stating that, the applicant would not have to go through site plan review. Chairman Fontaine will speak with Mike Segelken regarding this.

Chad Lindberg of Taconic Engineering spoke to the Board regarding a project at **106 Old Ore Bed Road**, Crystal Lake for site plan review. The Lake is owned by the applicant. He brought a full survey for the Board to see. It consists of 72 acres in the SCO that is outside the 100' corridor but within 150'. Because the disturbance is less than 10,000 sf under ½ acre, there will be an erosion and sediment control plan. The site plan is contingent on Board of Health approval that has already been submitted to the BOH. They will submit the application tonight. Mr. Lindberg will arrange for the Board to do a walk about.

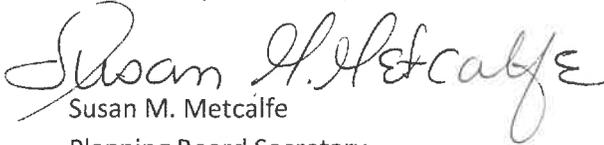
Norm Fontaine then introduced the new Planning Board Secretary, Judy Westfall, to the Board.

MOTION TO ACCEPT THE MINUTES OF JULY 27, 2016 AS READ was made by Tony Robustelli, seconded by David Rosenberg

VOTE TAKEN - MOTION CARRIED UNANIMOUSLY

MOTION TO CLOSE THE PLANNING BOARD MEETING was made by Norm Fontaine, seconded by Tony Robustelli

Respectfully submitted,



Susan M. Metcalfe
Planning Board Secretary

The foregoing are minutes taken from a meeting of the Planning Board held on September 14, 2016 and are not to be construed as the official minutes until approved.

Approved as read
 Approved with: additions, corrections and deletions