



# TOWN OF AMENIA

*Amenia Town Clerk*

FEB 22 2017

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**RECEIVED**

## PLANNING BOARD MEETING WEDNESDAY, NOVEMBER 9, 2016

**PRESENT:** Tony Robustelli  
Matt Deister  
Erich McEnroe  
Norman Fontaine  
John Stefanopoulos  
David Everett – Attorney  
John Andrews, Engineer

**ABSENT:** David Rosenberg  
Peter Clair

The Planning Board Chairman J. Norman Fontaine, opened the Planning Board Meeting at 7pm with the Pledge of Allegiance.

Present to make a presentation to the Board was Engineer Rich Rennia, for Lou Monaco (in attendance). Also in attendance were Mr. and Mrs. David Noe and Stanley Whitehead as well as representatives Juan and Pedro from Silo Ridge.

Mr. Rennia began his presentation re: The Monaco Subdivision . He presented a Flag lot subdivision map requested by the applicant, change to “As Of Right” with 7 lots and a survey, which when surveyed, is the total maximum lots and a private roadway.

However, the applicant now wants to propose 4 flag lots subdivision with one common driveway as the proposal. There would be one common driveway from State Route 22 because of wetlands along the Route 22 corridor.

The project is located in the (HR) Zoning District, the Hamlet Exclusion area of the (SCO) Stream Corridor Overlay district and the Priority/Primary Bottom Aquifer(PVBA). No common or municipal water supply or sewage disposal facilities are available to property. This will require individual septic and well systems. The minimum lot size is therefore 40,000 sq.ft. (under 1 acre).

As per John Andrews, Town Engineer, the applicant would need to have several waivers in place for this subdivision application.

They would need to revise the highway work permit to provide for a driveway serving site that provides access to the project serving multiple lots. If application proceeds, prior access only provided access to one lot and this would require NYSDOT approval for multiple site location and common driveways. Applicant and/or Town Planning Board will need to amend the note on the file Map#6825. Reasoning and documentation will be needed as project moves forward to change the wording in the note on map that makes reference to the subdivision specifics. The Town Highway Department will need new specifications from the Route 22 access.

Applicant needs additional information on wetlands and permit from Army Corp to construct the driveway to provide for driveway construction. Will additional work be necessary for wetland disturbance?

Several waivers are required from the applicant for the lot disturbance and a rural lane. (These only relate to Flag Lots)

Proposal of a rural lane would need HOA to maintain. Can it be constructed; Will it be in compliance with all of town's standards?

Flag Lots – Town Code Section 105-21F

All proposed lots comply with size in town code.

All meet bulk regulations for the District i.e. water & septic

All meet buildable area for reasonable house size

Planning Board need waivers to grant for clarification to move forward with subdivision, i.e. number of lots for common driveway, etc. when documentation is submitted.

Project is considered major subdivision under Town Code if concept is approved.

Public Hearing will be needed for major subdivision.

DCDOH approval will be needed for water supply and wastewater disposal facilities serving each lot as proposed.

Per Dave Everett's comments, this subdivision is an unlisted action under SEQRA and should not require coordinated review, however if amended permits or approvals are required for the project, a coordinated SEQRA review may be prudent.

Also, the project is located in an archeological sensitive area and applicant needs to provide an archeological report stating that the project will have no impacts on the archeological resources.

The applicant needs to respond in writing to all comments so as the Planning Board understands how all have been addressed (comments of 10/12/16 also)

The Planning Board would need to accept the concept being presented with all waivers in place before an application for a subdivision would be considered.

A motion was made and carried, by Mr. Robustelli and seconded by Mr. Stefanopolous to: Adopt a resolution to accept the conceptual layouts presented for The Monaco subdivision as of 11/9/16 with the understanding

that there are no guarantees that any or all processes with this approval are binding as or if the process moves forward.

Motion was made and carried by Mr. Robustelli and seconded by Mr. McEnroe to approve the Planning Board Minutes from the meeting of 10/26/16.

Motion was made and carried by Mr. Fontaine and seconded by Mr. Robustelli to adjourn the meeting at 7:28 p.m.

Note 1: A formal statement was made by Planning Board Secretary, Judy Westfall thanking Norman Fontaine for his many years of service to the Town's Planning Board on behalf of the Town Of Amenia.

Note 2: After the meeting, Planning Board Chairman, J. Norman Fontaine signed the MYLARS for the Silo Ridge Phase 1A project completion.

Respectfully Submitted,



Judith Westfall  
Planning Board Secretary

The foregoing minutes are taken from a meeting of the Planning Board held on November 9, 2016 and are Not to be construed as the official minutes until approved. 12/14/16 ✓

Approved as read

Approved with: additions, corrections and deletions