



TOWN OF AMENIA

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FEB 22 2017

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PLANNING BOARD MEETING
WEDNESDAY, JANUARY 25, 2017

PRESENT: Peter Clair
Matt Deister
David Rosenberg
Erich McEnroe
Larissa DeLango

Genevieve Trigg – Attorney
John Andrews, Engineer

ABSENT: Tony Robustelli and John Stefanopoulos

Also Present: Joshua Kowan from Mid-Hudson Forest, Lou Monaco and Stan Whitehead also Rich Renna, and Juan and Pedro Torres.

Planning Board Co-Chairman Peter Clair opened the Planning Board Meeting at 7pm with the Pledge of Allegiance.

The first item on the agenda was **Josh Kowan/Mid-Hudson Forest -The Timber Harvest** on Bog Hollow Road. Josh Kowan reported to the Planning Board that all the trees are indeed marked appropriately on the site with tree marking paint and the trees are flagged. He then addressed comments given by John Andrews. The following are still needed to move forward:

- An improved plan is needed to outline details in the vicinity of the landing area and around the water bodies /wetlands and bottom of skid
- Also needed is a detailed construction entrance and boundaries for trucks entering/exiting the harvest area in the plan
- Details needed to provide a regular oversight to the maintenance for the closeness of the county road
- A performance bond needs to be obtained for the project. The amounts of either \$5K or \$10K have been discussed. The offices of the attorney and

engineer will make recommendation as to final amount which will then have to be Town Board Approved.

- An EAF Form will be necessary. It will be determined by the collaboration of the attorney's office and the engineer's office if SHORT EAF or FULL EAF. They will let applicant know in a day after this meeting.
- Applicant will modify the statement about marking the buffer and resubmit
- DC Planning and Development will need to make referral because it is within 500' from a county road.

Discussion continued about the performance bond issue and applicant will resubmit for the next meeting on February 8th...for approval and hopes to move forward with the project.

The second item on the agenda was **KLM/Monaco Subdivision**

Engineer for the project Rich Rennia spoke about prior submittals and addressed John Andrews' comments. Many have been addressed from previous meetings but there are still some plan related issues that need attention before approval can be granted.

- Need NYSDEC follow-up letter required to Natural Heritage Letter re: Bog Turtles in the area
- Requests erosion control info. (Mr. Rennia would like that to be a waiver and not taken care of until after the PLAT is obtained.)
- Revisions to driveways (common driveway) (waiver: to be based off DCDOH approval statement)
- All added conceptual sketches for the 7 new lots need to be properly shown in the narrative as well the waivers as part of the approval.
- Approval from DCDOH is still needed
- Dutchess County Planning & Development referral is needed
- Need simple preliminary report for drainage, and for erosion and sediment control Chapter 105, Appendix C
- The Bulk Regulation Table on Subdivision Plat is incorrect. Need waiver for number of feet for front yard. Consult PB Attorney
- Any shadings (software initiated) on future submittals should be turned "OFF" to allow proper review of all underlying items for drainage, etc.
- Future submittals should fully comply with Chapter 105, Appendix C for dimensioned lot lines, storm drainage facilities, and elimination of shading of certain information outside of subdivision.
- Language of common driveway easement should address each lot for the services of utilities and drainage rights.

Under Section 105-33 of Town Subdivision Code – The Planning Board has the authority to waive, when reasonable, the requirements or improvements of subdivision approval, provided the standards are met.

This waiver authority may be extended such that the Planning Board may waive the specific requirements of flag lots, as set forth in section 105-21(F), including waiver of minimum or maximum setbacks. Justification of such waivers will be set forth in the possible approval resolution.

The Vegetative buffer and wetlands area should serve as open space, not to be disturbed, for the purpose of protecting adjacent properties, A restrictive covenant (drafted by the applicant's attorney) should be placed on the property indicating the same, which would be enforceable by the Town and subject to review by the Planning Board attorney as to form and substance. Note: Plans have been updated to include notes re: trees and issues of falling, and showing use and non-use of the area.

The only utility to the lots will be power (Electricity) as well as telephone (in same trench UG)

Applicant requests to go to Public Hearing with waivers in place based on all final submittals by Feb 10th for Public Hearing on February 22, 2017.

Motion made and carried by P. Clair and seconded by E. McEnroe to deem this project complete subject to the applicants final submittals (by Feb 10th) and any condition of approvals in place at that time and to initiate a Public Hearing for KLM/Monaco at the Planning Board Meeting to be held on Weds. February 22, 2017.

The next meeting will be held February 8, 2017 at 7pm.

A motion was made and carried by P. Clair and seconded by D. Rosenberg to adjourn the meeting at 7:40 pm.

Respectfully Submitted,



Judith Westfall
Planning Board Secretary

The foregoing minutes are taken from a meeting of the Planning Board held on January 25, 2017 and are not to be construed as the official minutes until approved.

✓ Approved as read 2/8/17
Approved with: additions, corrections and deletions