

MAR 23 2017

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TOWN OF AMENIA

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PLANNING BOARD MEETING WEDNESDAY, FEBRUARY 22, 2017

PRESENT: Tony Robustelli
Peter Clair
Matt Deister
Larissa DeLango
John Stefanopoulos

ABSENT: David Rosenberg
Erich McEnroe

Also Present: David Everett – Attorney
John Andrews – Engineer

Present in the audience were Lou Monaco of KLM/Monaco, LLC., Rich Renna, Engineer for the project and Joshua Kowan for the Mid-Hudson Forestry Timber Harvest Project items on the agenda.

Also present were interested neighbors for the KLM/Monaco Public Hearing, including Stanley Whitehead, Mr. and Mrs. Noe, Wayne Euvrard, Jerry and Stephanie Carroll, Marcia Drew and Jerry Thompson.

Planning Board Co-Chairman Peter Clair opened the meeting at 7pm with The Pledge Of Allegiance.

A motion was made and carried by P.Clair and J.Stefanopoulos to open the Public Hearing for KLM/MONACO Subdivision at 7:03 pm. Rich Renna from Renna Engineering presented the project in abbreviated form with highlights describing the proposed plan to the public who were present at the meeting. After the presentation, Chairman Clair asked Mr. Everett and Mr. Andrews for their comments before Public Comment. Mr. Everett asked if there had been a mailing done from Renna Engineering to NYS DEC re: Bog Turtles. Mr. Renna replied with yes, and they were still waiting for paperwork back. Another question from Mr. Everett was in reference to having the protection of the adjacent Noe property written up and put into the plan for approval, as well as a designated "Open Space" in the plan as well. Mr. Andrews commented that there

were submittals required at this meeting that were asked for but not received re: drainage, erosion, and run-off as well as driveway maintenance.

At this point in the meeting, Mr. Everett assured the public that since the applicant did not have all the pertinent documentation for the Public Hearing, it would have to be extended until the next meeting on March 8th. Co-Chair Clair then proceeded with asking for Public Comment.

First to speak was W. Euvrard who lives across Route 22 from the proposed subdivision. He is also the Town Of Amenia Assessor. He had several concerns which he raised. They were lot sizes, # of lots, grade, erosion, run-off, driveway make-up, zoning subdivision law 105.21 f. and drainage.

Next to speak was Mr. Noe. He thinks the Board is overlooking the wetland issue. The submission indicates dry wells being placed for collection of run-off. Where will they be placed in relation to the driveways, and how large are they. Need to indicate where the buffer and "no cut zone" is in relation to them and what is the size of land required for this zone. Maintenance of the gravel driveways and run-off into properties is of great concern.

Mr. Everett commented that a restricted covenant in reference to the buffer will be on the plat for the project.

Marcia Drew, another neighbor spoke of her concern of the trees that die and who maintains the area of the buffer zone for fallen and dead trees so that the buffer zone does not disappear. There will be no maintenance of the buffer zone.

Marilyn Noe also spoke about water run-off, wells and buffers for concerns.

Lou Monaco, applicant, spoke of the proposal changing from its original concept of 7 lots to less lots with more space in the subdivision resulting in better real estate values of the surrounding homeowners along the Route 22 corridor.

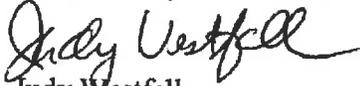
Co-Chair Mr. Clair then asked for any remaining comments and there being none, the motion was made and carried by T. Robustelli and seconded by P. Clair to extend The Public Hearing for KLM/Monaco and continue on March 8th, 2017.

The next item on the agenda was Josh Kowan from Mid-Hudson Forestry, LLC re: timber harvest on Bog Hollow Road. Josh had submitted more paperwork changes for approval of the project. The language from his insurance co. is still being worked on for the performance Bond to be submitted, and that is needed as well as approved driveway permits and the Resolutions and Neg. Dec. can be completed. The EAF Parts 2 and 3 will be completed after this meeting with answers discussed. This will go into the applicant's file. Resolutions #3 and #4 were read and will be revised with corrected dates and revision for printing and filing.

Juan from Silo Ridge was present to say that he would have liked to be on the agenda. It was discussed and they will be on all agendas. The next meeting, March 8th the amended Subdivision Plans for the CM houses will need to be approved. March 22, will be the Public Hearing & resolutions for their amended plat.

A motion was made and carried by P. Clair and seconded by T. Robustelli to adjourn the meeting at 8:15 p.m.

Respectfully submitted,



Judy Westfall

Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on 3/8/17 and are not to be construed as the final official minutes until so approved.

_____ approved as read

_____ approved with: deletions, corrections, and additions.