



TOWN OF AMENIA

Amenia Town Clerk

MAR 23 2017

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PLANNING BOARD MEETING WEDNESDAY, MARCH 8, 2017

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

ABSENT: John Stefanopoulos

Also Present: David Everett – Attorney
John Andrews – Engineer

Present in the audience were Lou Monaco of KLM/Monaco, LLC., Stanley Whitehead, Brian Watts from M.A. Day Engineering representing Donald Flood, Donald Flood, Juan Torres of Silo Ridge and Kaitlyn Lyle of The Millerton News.

Chairperson Larissa DeLango opened the meeting after the Salute of the Flag at 7:00pm. The meeting was to continue the Public Hearing for KLM Monaco, LLC for their subdivision. Chairperson DeLango and the Board were notified prior to the meeting by Mr. Monaco that he was not prepared with final paperwork and the report from NYSDEC pertaining to Bog Turtles to conclude the Public Hearing. He was informed that the Public Hearing would continue again with paperwork still needed of ESC report, drainage analysis, and the NYSDEC Bog Turtle Report on May 10th. A motion was made and carried by T. Robustelli and seconded by P. Clair to extend the KLM Monaco Public Hearing to May 10, 2017.

Mr. Monaco had expressed concern over the Town hiring an environmentalist to read and make sure that the report from NYSDEC is acceptable re: requirements for Town files. He feels it is unnecessary because he is hiring a certified NYSDEC employee to do the report and he wants to eliminate another consideration as they look into an environmentalist to evaluate NYSDEC findings of the property.

The next item on the agenda was Donald Flood for the approval of the Major Project at 4177 Route 22 in Amenia. The ZBA met on Monday, February 27, 2017 and issued a statement from the meeting re: three concerns. They were; Lighting, Signage and Landscaping. These issues have all been addressed at previous Planning Board Meetings, but the ZBA did not have their information. For the record, it was stated that all lighting will be of Wall pack mount; 1 at each end (North & South) of the building and 3 along the back-side (parking) of the building. There will be no lights on the side of the building that faces Route 22.

There will be signs for the building because it is not a public building. The only sign of any nature will be a 911 identifier sign, which shall be placed with a light facing it from the ground. The landscaping provided in the drawings will be no larger than 8-10ft evergreen trees. The ZBA did give their approval of the project at their meeting so as to not hold up his getting building permits and continuing his project.

To be in compliance with paperwork to be completed for this project, a Full EAF Part II needed to be completed by the Planning Board, which we completed at this meeting and will be filed in the applicant's file in the Planning Office. John Andrews also stated that the engineer, M.A. Day Engineering update the soil types calculations used for the FEAF be consistent with those on the plat for site plan approval. This will be added as one condition on the resolution. Matt Deister said there was a clerical item that he noted the Amenia Fire Department be changed in the document to Wassaic Fire District. Change noted.

Resolutions #5 – Granting a Special Permit and Site Plan Approval to Donald Flood for a Service Business Located in the Highway Commercial District was read aloud by secretary to Planning Board and motion passed as indicated with the following votes for approval:

Roll was called:	Resolution #5
Larissa DeLango	yes
Peter Clair	yes
John Stefanopoulos	absent
Erich McEnroe	yes
Matt Deister	yes
Anthony Robustelli	yes
David Rosenberg	yes

The Planning Board Secretary then read Resolution #6 Adopting a Negative Declaration Under the State Environmental Quality Review Act ("SEQRA") for the Donald Flood Service Business and motion passed as indicated with the following votes for approval:

Roll was called:	Resolution #6
Larissa DeLango	yes
Peter Clair	yes
John Stefanopoulos	absent
Erich McEnroe	yes
Matt Deister	yes
Anthony Robustelli	yes
David Rosenberg	yes

Juan Torres from Silo Ridge was next on the agenda re: Lot/Line adjustments. He brings concerns before the Planning Board of eliminating CM16. How does this need to be addressed because of conservation easement, etc.? Minor changes to a plat can be made in bunches. It will be a labeling change and must be properly disclosed with an insert saying "SEE PROFILE ABOVE – RIGHT" and put information in regarding change. This will also have to say why some of the numbers for lots will be out of sequence because of the elimination. Also of concern is elimination of 3 southern LakeSide Lots from Phase 1B...to make the remaining lots larger. A proposal will be needed to present to The Planning Board all of the changes/eliminations and where, if any, are the insertions of all the lots back. Attorney Everett recommends getting paperwork in to do this so they will be

ahead of the game with respect to wanting to make sales timely. A new Amended Site Plan Application will be needed as well to be in compliance with the changes. In regards to the upcoming scheduled Public Hearing for the proposed Lot/Line Changes on Wednesday, March 22, 2017, documents need to be to the Planning Board secretary by Wednesday, March 15 so advance review and preparation may be made prior to the meeting.

A motion was made and carried by L. DeLango and seconded by P. Clair to approve the minutes of the February 22, 2017 meeting as written.

Motion to adjourn the meeting was made and carried by T. Robustelli and seconded by P. Clair at 8:11 p.m.

Respectfully Submitted,



Judith Westfall
Planning Board Secretary

The foregoing minutes are taken from a meeting of the Planning Board held on March 8, 2017 and are not to be construed as the official minutes until approved.

Approved as read 3/22/17
 Approved with: additions, corrections and deletions