

MAY 25 2017

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TOWN OF AMENIA

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PLANNING BOARD MEETING WEDNESDAY, APRIL 12, 2017

PRESENT: Larissa DeLango
Tony Robustelli
David Rosenberg
Erich McEnroe

David Everett – Attorney
John Andrews, Engineer

ABSENT: Matt Deister
Peter Clair
John Stefanopoulos

Chairperson Larissa DeLango opened the Planning Board Meeting at 7pm with the Pledge of Allegiance. Also present were Juan Torres for The Silo Ridge presentation and Patrick Mulberry, Anthony L. Champalimaud and Joshua Mackey for the Troutbeck presentation to the board.

Juan Torres from **Silo Ridge** was asked to briefly present the plans to finalize the revisions, etc. to the **Lakeside Lot Subdivision** for the Plat for Phase 1B. Attorney Everett supplied comments to the applicant regarding small issues to be corrected and/or added to satisfy the paperwork for the project. John Andrews will need to prepare a draft letter re: the Bond estimate with the reduced number of lots and also the performance bond. Since the Plat for Phase 1B has never been filed with Dutchess County, the paperwork changes will not be as difficult to make. Before filing Phase 1B, John Andrews has to certify Phase 1A by stating that sufficient work has been done to allow starting Phase 1B. John Andrews will also need any updates from Silo's engineer for the Bond reduction. And he will also need to clean up some items in the previous plats that have been submitted. Juan stated that the Bond estimate has remained the same as before, there are no changes. John Andrews will submit his comments and visit the site in the next week. The bond issues and paperwork will need to be submitted to the Town Board for approval.

A Public Hearing is scheduled for Wednesday, May 10, 2017 for the approval of the Subdivision of Lakeside Lots as long as the comments from Attorney Everett have been satisfied.

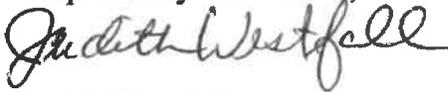
The second item on the agenda was the renovation of **The Century House at Troutbeck**. The Architect, Patrick Mulberry presented the drawing (site plan) of the area and the building to be renovated. From Leedsville Rd, the Century House can just be seen during leaf-off season. However, the section to be renovated or demolished is in the rear of the building (north) addition to the building. They are the green buildings on the right from the Leedsville Rd. entrance. The issues are can they be repaired and/or maintained or is it a life safety issue. Code Enforcement Officer and Building Inspector, Mike Segelken has been in the buildings and has deemed them not habitable. Chairperson DeLango asked to have him submit that in writing to complete the file. There were a couple of unclear items about the applicant's submission. The first was their site plan made no reference to the fact that the buildings are in the SCO on the Webatuck Creek. The building in question for renovation needs to be 150' off the normal water level of the creek. Therefore, an amended site plan will be necessary to complete the application. The other issue involves the HPO district. Because the area is in the HPO, a clause in the Town code says that if the building is visible from the road, then the site plan approval is necessary, but if it is not visible, then the Planning Board may deem a site plan approval is not necessary. The site plan approval is still necessary for renovation within the SCO however. The staircase on the west side of the building is the only NEW construction, and that will be structurally integrated, code compliant, fully enclosed, 2 story staircase. Comments from both Dave Everett and John Andrews were supplied to the applicant for referral at the meeting. John Andrews stated that we needed a professional and certified statement from Mr. Mulberry in reference to the condition of the building being uninhabitable, and that it needs to be demolished for safety reasons for the files. A suggestion was made to make a planting of evergreen trees to block that side of the building from being visible from the road to make the process go quicker and avoid getting the Historical Societies involved that would slow it down.

A motion was made and carried by D. Rosenberg and seconded by E. McEnroe to approve the minutes of the March 22, 2017 meeting.

A motion was made and carried by T. Robustelli and seconded by E. McEnroe to adjourn the meeting at 7:55 pm.

The next regular meeting of the Planning Board is scheduled for Wednesday, April 26, 2017 at 7pm.

Respectfully Submitted,



Judith Westfall

Planning Board Secretary

The foregoing minutes are taken from a meeting of the Planning Board held on April 12, 2017 and are not to be construed as the official minutes until approved.

Approved as read

Approved with: additions, corrections and deletions