



TOWN OF AMENIA

Amenia Town Clerk

FEB 22 2018

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PLANNING BOARD MEETING WEDNESDAY, September 27, 2017

PRESENT: Larissa DeLango
David Rosenberg
Tony Robustelli
Matt Deister
John Stefanopoulos

ABSENT: Peter Clair
Erich McEnroe

ALSO PRESENT: David Everett - Attorney
John Andrews - Engineer
Juan Torres – Silo Ridge

Chairperson Larissa DeLango opened the Planning Board Meeting at 7pm with the Pledge of Allegiance. The only item on the agenda was the Silo Ridge amended site plans and facility report. The meeting was meant to be informational for the board and consultants as to the status of the Silo Ridge construction. Juan Torres handed out hard copies of the most recent agreements between the American Bank and NYSEG regarding the Irrevocable Letter of Credit and covering up to 172 houses as indicated in Phase 1. The dollar amount is \$489,892.15. This represents a cash deposit for the underground electric distribution system.

Juan Torres spoke about the current stages that they are with building homes etc. at the site. There are currently 6 homes being constructed, 2 condos, and they will be starting 10-12 houses in the next 3 to 4 months. They have currently sold 55 units to date and are working with the owners. Condos 1.1 and 1.2 have been contracted. Juan would like to meet with John and Dave to discuss other options for houses with bigger lots, etc.

There would need to be an amended site plan and facilities report with updates from DCDOH and DEC in concurrence with the SPEDES permit. In regards to the site plan amendment, there would be changes to the waste water plan. Waste water treatment will not be in the large barn that was proposed. A new 3 container “modular plant” will be taking its place. The waste water will be dictated by necessity of usage. As the need increases, more containers will be added.

Lists and checklists will have to be determined for approvals and C.O.’s.

Juan would like lists of items needed for approvals from both the Planning Board and the CEO. Juan will provide his list to Larissa and the Board and the lists and checklist will be provided by Dave Everett's office. The other list will have to be provided by the Code Enforcement Officer.

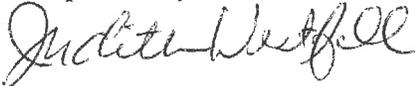
A buyer of CM#14 would like to add 4ft to the lot size. An application with escrow from the buyer to complete a lot line change at this location will be necessary. Silo Ridge will represent the buyer at Planning Board meetings. An amended site plan will also be necessary from Silo (and the buyer) for the lot line adjustment.

The \$80K Golf Course Bond was also a topic of discussion. The Town Board has inquired as to the status of the bond and when it will be closed out etc. John Andrews indicated that documentation is still needed for all grading and clearing in the "development" which will then need to be certified by their engineer to close out the SWPPP reports and finalize the Bond.

A motion was made and carried by T. Robustelli and D. Rosenberg to approve the minutes of the September 13, 2017 meeting

A motion was made and carried by T. Robustelli and seconded by J. Stefanopoulos to adjourn the meeting at 7:40pm. If there are no items for the agenda, the meeting scheduled for Wednesday, Oct. 11, 2017 may be canceled and October 25th will be the next meeting.

Respectfully Submitted,



Judith Westfall

Planning Board Secretary

The foregoing minutes are taken from a meeting of the Planning Board held on Sept 27, 2017 and are not to be construed as the official minutes until approved.

Approved as read

X Approved with: additions, corrections and deletions