



TOWN OF AMENIA

Amenia Town Clerk

FEB 22 2018

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PLANNING BOARD MEETING WEDNESDAY, October 25, 2017

PRESENT: Larissa DeLango
Peter Clair
Tony Robustelli
Matt Deister

ABSENT: David Rosenberg
Erich McEnroe
John Stefanopoulos

ALSO PRESENT: David Everett - Attorney
John Andrews - Engineer
Wesley Chase – Land Surveyor
Juan Torres – Silo Ridge

Chairperson Larissa DeLango opened the Planning Board Meeting at 7pm with the Pledge of Allegiance.

The meeting opened with a submission and application from Wesley Chase for Keane Stud for lot line changes. The owner of the property, Jeffrey Stark at Keane Stud hired Wesley Chase to do a property survey of the lots to be changed. There are two separate “Farms” where lots and lines are being proposed to be changed. There is the “Edwards Farm” which is now an area that they would like to make smaller (house stables, riding areas, horse farms, etc) by adjusting the lot lines, and the “Simms Farm” (house old cow barn and metal sheds for hay storage) which is an area they are proposing to make larger. No improvements are being proposed to these adjustments at this time.

Since this is a lot line realignment, it is considered a Minor Subdivision under the Town of Amenia Town Code. A Public Hearing is required.

There are some discrepancies and inconsistencies between the drawings shown and the notes and plats for the project. Mr. Wesley showed the Board and Consultants the proposal and was instructed to change his submission to make the lot line adjustments easier to see by 1. allowing for some shading in the drawings to show the changes and 2. showing existing lots vs. proposed lots and noting what the action is for the proposal. Engineer, John Andrews’ comment memo needs to

be addressed in its entirety and should be addressed in Chase's next submission which will have to be before the Public Hearing. The next scheduled meeting is Wednesday, November 8th at 7pm. Chase says he will have the submission ready. At this time, if all material on the revised submission is acceptable to the consultants and the Board, the date for the Public Hearing will be Wednesday, December 13th at 7pm.

The second item on the agenda was Silo Ridge and updates and/or changes to plans or submissions to come before the Board. Juan Torres answered questions from the Board regarding the changes to the Waste Water Treatment Plan. He gave an update on the tanks to be used. The most significant change, along with the actual tanks themselves, will be more landscaping. They are changing the landscaping near the tanks so that they will not be as visible from the road. Juan did stress that they are still waiting for approval from the DCDOH on the plan for the modular waste water tank proposal and that the plans have been in the county's hands for a month already. Board member Robustelli asked if he knew what is holding up is its approval since being told that the DOH was in favor of the proposal. The Board has no opposition to the proposal of the modular tanks.

Juan also asked that the Chart that was issued from Dave Everett's office in May 2016 could be updated as to the prerequisites for building permits and c/o's for the project so that he can see what still needs to be done, and that updates regarding the project be added to this chart as needed.

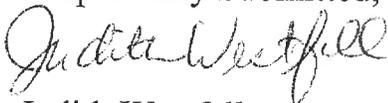
Juan submitted the application, etc. for the lot line change at CM#14 but says it can be put on the "back burner" for now. He'd like to make sure other items are being handled before it does.

John Andrews indicated that many of the documents regarding the Silo Ridge project need to be changed and cross referenced to make sure they are consistent with the plan and accurate along with current and original paperwork issued. All documents must be concurrent with each other.

The minutes of the September 27, 2017 meeting were approved with correction that Peter Clair was absent from the meeting not present. Correction will be made and reprinted.

A motion was made and carried by T. Robustelli and seconded by P. Clair to adjourn the meeting at 7:45pm. The next meeting is scheduled for Wednesday, November 8th at 7pm in the 2nd floor meeting room.

Respectfully Submitted,



Judith Westfall

Planning Board Secretary

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

Approved as read

Approved with: additions, corrections and deletions