



TOWN OF AMENIA

Amenia Town Clerk

FEB 22 2018

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PLANNING BOARD MEETING WEDNESDAY, November 8, 2017

PRESENT: Larissa DeLango
Peter Clair
David Rosenberg
Erich McEnroe

ABSENT: Tony Robustelli
Matthew Deister
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. Motion was made and carried by D. Rosenberg and seconded by P. Clair to begin the meeting with the first applicant.

The meeting opened with a **REVISED submission and application from Wesley Chase for Keane Stud re: lot line changes.** Mr. Wesley Chase and his client Mr. Jeff Stark updated their submission from October to answer some of Engineer John Andrews' questions as well as to inform Attorney Everett of the plans.

The applicant will still need some updates to the revised submission that need to take place for the Plat:

A ****NOTE**** stating that the "existing conditions are non-conforming" so as to not cause a violation of Town Code.

They will re-do the Stream Corridor overlay to reflect a 300' corridor not 150'.

Their attorney will have to file a release on the Restrictive Covenant that exists on the property because of a single owner now.

The overall appearance will be updated for easier reading and understanding.

There will need to be strong notes identifying line distinctions, etc.

Labels saying “NEW” on **both** sections of the map where lines will be changed shall be made.

Any other items that need tweaking will be “Conditions” for final approval.

Dave Everett tells Mr. Chase that he can be contacted by his client or attorney at any given time

This submission is now ready for a Public Hearing. The Public Hearing is scheduled for Wednesday, December 13, 2017 at 7pm. Mailings will be made and the notice published in the legal ads of the Millerton News.

The second item on the agenda was **Silo Ridge and the revision of the WWTP Submission**. John Andrews led a discussion about the paperwork involved in just this one submission and how we could reduce it and future revisions to cut down on the paperwork (both for the Town’s records as well as Silo Ridge’s). Upon discussing proper completion of drawings and notes, etc., John will complete a list of all documents, etc. to be included in the set of site plans for revisions and Amended plans and addendums to Juan for guidelines to be used in submitting the updated plans for an existing site plan. This will hopefully cut down on the amount of paperwork involved. These plans will be a separate package from the original site plan for the project. Therefore upon filing (by date) any amended document will actually supersede others filed prior; including original site plans and further addendums. They will be stamped Approval Date; and Amended Date for ease of filing and acquiring most recent information. All Departments shall have the same set of FINISHED PLANS.

Chairperson DeLango asked about the Bond Reduction. J. Andrews answered by saying that they will not be submitting for it presently, as well as the Sewer bond which is separate. The costs of the bonds are about the same, so the present bond is fine. These Bonds are items for application and approval with the Town Board.

The final paperwork is now being done for the WWTP for amended site plan with Rich Rennia as well as others. They are still waiting for DCDOH approval. The DC Planning & Development Office will be sent the referral for approval along with hand delivered revisions issued by Silo Ridge of the most recent WWTP plans. The PB Secretary will send Mr. Barclay at DC Planning & Development the notification as well and let him know that the information for the referral is needed for the Public Hearing on December 13th.

Is there anything new for the CM#14 application for lot line change? Most recent plans and notes are being held by Silo Ridge at this time.

There are new plans in the works for Estate Home #49 to adjust lot line to accommodate a driveway as well as plans for Estate Home #8 for 2 lots to be that had been combined to be divided again.

The original site plan where 7 Condominiums were taken out is now being revisited to redirect them to other places and new site plans will be submitted to show a rough concept plan of those in upcoming meetings and plans.

A motion was made by E. McEnroe and seconded by P. Clair to accept the minutes of the October 25, 2017 with correction that Genevieve Trigg was present as attorney, not Dave Everett. Correction will be made and reprinted.

A motion was made and carried by E. McEnroe by D. Rosenberg to adjourn the meeting at 7:52pm. The next meeting is scheduled for Wednesday, December 8th at 7pm in the 2nd floor meeting room with two Public Hearings.

Respectfully Submitted,



Judith Westfall

Planning Board Secretary

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

Approved as read

Approved with: additions, corrections and deletions