TOWN OF AMENIA

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PLANNING BOARD MEETING
WEDNESDAY, JANUARY 23, 2019

PRESENT: Robert Boyles
Matthew Deister
Peter Clair
Tony Robustelli
John Stefanopoulos
Erich McEnroe

CONSULTANTS PRESENT: Genevieve Trigg, Town Attorney
John Andrews, Town Engineer

ALSO PRESENT: Brian Watt from M.A, Day engineering representing Maplebrook School along with Kenneth Hale, Kirk Horton, Surveyor representing Meili, Mike Dignacco and Juan Torres representing Silo Ridge

The meeting was called to order at 7:08 pm by the Chairman Robert Boyles, Jr. and the floor was opened up to the Engineer, Brian Watts of M.A. Day Engineering for the conclusion of the Maplebrook School Parking and Paving Project. Brian had brief comments about the project and reviewed the submission. John Andrews addressed his concerns from his comment memo from the last meeting. The Project was noted as a Type II action under SEQRA which does not require an environmental review. All calculations on the aquifer have submitted as required. The Dutchess County Department of Planning & Development has deemed the project a "Matter of Local Concern" and no issues. Modifications were made to detail the statement of Erosion & Sediment Control to satisfaction. The NYSDOT permit was renewed and submitted so that the project could be completed within a reasonable time of the expiration date. Corrections were made to the minor issues and typos on the original application and signatures were acquired where needed. Still need to get letter from engineer signed and sealed for the record that says the subservice disposal system already in place will not be affected by any new pavement for new parking spaces. A letter is on file but not signed or sealed. Brian Watts will get and submit this paperwork. All is resolved and a resolution proposed to undergo the project as submitted. **Resolution #1 2019 - Granting Site Plan Approval for the Expanded Parking Area at the**

Maplebrook School was presented and read by the secretary. The motion was made and carried as noted below:

	Yes	No	Abstain	Absent
Robert Boyles, Chairman	X			
Peter Clair	X			
John Stefanopoulos	X			
Anthony Robustelli	X			
Matthew Deister	X			
Erich McEnroe	X			

The next agenda item was **The Meili Lot Line adjustment.** Kirk Horton, Surveyor presented the Site Plan that showed the line which would adjust 7 acres of land from one lot to another in an odd shaped corner on the Yellow City Rd side. Most of the Meili Farm is located on Route 343 passed the Rail Trail, west of Troutbeck and north of Yellow City Rd. Both parcels are located in District 21 and are used for agricultural purposes and are zoned RR. This would be classified as a simple Lot lien realignment and a minor subdivision under SEQRA, which would need DC Health Dept approval. It is a TYPE II Action and a Public Hearing is required but an environmental review is not necessary. A signed copy of the Owner's consent note is needed for the file to complete this project as well as the escrow form by Dutchess County Land Conservancy. A public Hearing will be scheduled for this project on February 13, 2019 at 7pm.

The third agenda item was **The Silo Ridge CM #27 and CM #28 Lot line Adjustment.** The presenter, Mike Dignacco, told the board that this originated because of a window well that went into the side yard and the setback area which is not allowed. To correct this problem, the lot line had to be adjusted or realigned to make a small setback adjustment. A SEAF was completed which was old version, but the board could make it part of the resolution to get a current SEAF on file, A current Certificate of Title is also required, since it is a new owner (not Silo). The process could be started so that paperwork would be in for a Public Hearing which could be scheduled for February 27, 2019. The project does need DC Health Dept approval to file for new Plat as well. If all paperwork is in, a resolution would be considered after the closing of the Public Hearing.

The fourth agenda item was the **Silo Bond Reduction.** Rich Rennia presented the paperwork for the Bond Reduction for Phase 1A of Silo Ridge. The paperwork included shaded areas indicating Sewer, Water, Roads, etc. noting that all are 100% operational. The submission for the reduction was done in June 2018 and much has been done since the submission. Engineer John Andrews received the As-Builts in early December and a walk-thru was done to compare to actual which there minor tweaks still need to be done. The submission of As-Builts need to be accepted, then go to the Town Board for approval within the next 30 days.

The Resolution for Phase 1A & Sewer will then go to the Town Board for approval. All construction has been satisfactory, the infrastructure is good and there are some needed minor field adjustments. The same Surety Bond is being used with an updated form to the lawyer. All must be completed and turned in at the Planning Board Meeting on February 27, 2019.

The Other Matters before the Board included a letter written by Michael Segelken, Code Enforcement Officer re: Stoneleaf Construction and the Old Presbyterian Church. His letter is on file. He states that the front door of the church was replaced with a glass door and it was not on the Site Plan approved by The Planning Board as well as a deck being built at an exit without obtaining a Building Permit and was also not approved by the Planning Board on a Site Plan. A new cement pad near the new deck has also been added but not on the Site Plan for a generator. Juan Torres was asked to provide a written statement for the record why these tasks were completed and include a small sketch of the new items for the record. The only new changes to the exterior of the Building that were included in the Site Plan were the windows, which were approved as necessary in the HPO District. Juan had the written record and photos prepared and submitted for the meeting. A motion made by T. Robustelli and seconded by M. Deister to support and approve the Resolution #2 **Resolution Granting Amended Site Plan Approval to Stoneleaf Construction, LLC Offices Located at 4974 Route 22** was carried.

The resolution was voted on and recorded as follows:

	Yes	No	Abstain	Absent
Robert Boyles, Chairman	X			
Peter Clair	X			
John Stefanopoulos	X			
Anthony Robustelli	X			
Matthew Deister	X			
Erich McEnroe	X			

Chairman Boyles spoke to the Board members about attendance at meetings and the Board Members' responsibility to take the 4 credits yearly of courses required by the Town to learn about Planning Board functions and issues.

A motion was made and carried by T. Robustelli and seconded by R. Boyles to approve the Minutes of the November 14, 2018 as submitted.

A motion was made and carried by E. McEnroe and seconded by J. Stefanopoulos to adjourn the meeting at 7:50 pm. The next regular meeting is scheduled for Wednesday, February 13, 2019.

Respectfully Submitted,

Judith Westfall

Judith Westfall
Planning Board Secretary

The foregoing minutes are taken from meeting of the Planning Board held on November 14, 2018 and are not to be construed as the official minutes until approved.

____✓____Approved as read
_____Approved with: additions, corrections and deletions