



# TOWN OF AMENIA

4988 Route 22, AMENIA, NY 12501  
(845) 373-8860 x122-124  
Fax (845) 373-9147

## PLANNING BOARD MEETING WEDNESDAY, MARCH 13, 2019

PRESENT: Robert Boyles  
Peter Clair  
Tony Robustelli  
John Stefanopoulos  
Erich McEnroe  
Walter Brett

ABSENT: Matt Deister

CONSULTANTS: Dave Everett, Town Attorney  
John Andrews, Town Engineer

ALSO PRESENT: Juan Torres- Silo Ridge  
Michelle Castellano – Silo Ridge  
Rebecca Valk – Mackey, Butts & Wise (Westerly Ridge)  
Cameron & Liza Smith (Westerly Ridge)

The meeting was called to order at 7:00 pm by the Chairman Robert Boyles, Jr. and the Public Hearing for the **Silo CM #27 & CM#28 Lot Line Adjustment** was opened. Since there was no public present for the hearing, the Public hearing was closed by the Chairman sat 7:02 pm, following a motion by E.McEnroe and seconded by J. Stefanopoulos.

All documents and comments to be answered by the applicant have been satisfied by the consultants and Planning Board has approved them indicating necessity for a resolution. A Fifth Amended Plat will need to be submitted as per the following resolution prepared by the office of Whiteman, Osterman & Hanna. **Resolution #4 Approving the Fifth Amended Final Subdivision Plats – Phase 1A (FM#9458A) for the Silo Ridge Field Club** was read aloud into the record by Dave Everett. A copy will be sent to Michael Segelken as Code Enforcement Officer as well. The following vote by the Planning Board was as follows:

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Robert Boyles, Chairman	X			
Peter Clair	X			
John Stefanopoulos	X			
Anthony Robustelli	X			
Matthew Deister				X
Erich McEnroe	X			
Walter Brett	X			

The Regular meeting opened with the first item being the **Silo Ridge Bond Reduction**. Dave Everett explained the bond reduction is for Phase 1A, which includes a reduction for the Sewage Works System as well as for the Phase 1A – As Built (Performance Bond). These are both partial bond reductions. After Planning Board approval, the Bond Reduction will go to the Town Board for a vote, but Dave says a few revisions will be made prior to that, one which will recommend no 20% holdback, as this one did. This will make it possible to close it out when the work is done.

**Resolution #5 Approving As-Built Drawings for a Portion of the Sewage Works System Improvements Completed in Silo Ridge Field Club, and Granting a Reduction in Performance Bond for the Sewage Works System** was presented to the board and the appropriate clauses were read aloud by Mr. Everett. The Planning Board members voted as follows:

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Robert Boyles, Chairman	X			
Peter Clair	X			
John Stefanopoulos	X			
Anthony Robustelli	X			
Matthew Deister				X
Erich McEnroe	X			
Walter Brett	X			

Next was **Resolution #6 Approving As-Built Drawings for a Portion of the Required Improvements Completed in Silo Ridge Field Club, Phase 1A and Granting a Reduction in Performance Bond**. Mr. Everett read aloud the pertinent clauses and the Planning Board members voted as follows:

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Robert Boyles, Chairman	X			
Peter Clair	X			
John Stefanopoulos	X			
Anthony Robustelli	X			
Matthew Deister				X
Erich McEnroe	X			
Walter Brett	X			

The next item on the agenda was the **Silo Ridge – Estate Home for specific home E-#50**. Applicant provided description and examples of home to be constructed at this location and the Roof in question per the Estate Home Guidelines. The Roof, which the homeowner would like to construct does not fit the requirements of gable, cliff gable or pitched. They would like a flat roof w/ 1 incline. Dave Everett says that Primary Roofs are permitted if peaked, tipped or flat with minimal pitched. John Andrews looked at the code and says it is a little “sticky” because this particular setting is in the “SPO” which there are restrictions for. The guidelines do say, in the MDP, that roofs must blend with the landscape, environment, etc. A minor site plan approval for this is suggested.

John also suggested that since a driveway needs to be put in to accommodate E-49, E-50, and E-51, that a combined site plan approval with this roof plan for E-50 incorporated in it and supplying the paperwork and requirements that was submitted would be sufficient. And if there were further changes to E-50, an amended site plan to the Planning Board would be necessary. The Planning Board members seemed happy with that and none were opposed to the roof that was desired by the Homeowner.

Dave Everett and John Andrews went over other things still in the hopper for Silo Ridge that need to be cleaned up. They include: 1.) the application for Phase 1C & 1D. (need to update and change agreements made such as The License Agreement and the Landscaping Security Agreement.) 2.) The Sidewalk easement from Town Hall to the Church, 3.) the O & M Agreement to the WWTP.

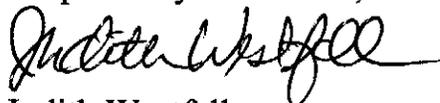
The item under Other Matters for the meeting was **Westerly Ridge – Preliminary Application**. Rebecca Valk from Mackey, Butts & Wise, LLP was present with landowners Liza and Cameron Smith. When they met with the Planning Board in August 2018, a potential buyer cancelled because of the uncertainty of where the building(house) could be on the property. At this point, the Smith’s would like to, if the Planning Board permits, submit a Site Plan for approval without a house, but with house location, house access, clearing limits, height requirements, etc. They would have to submit all plans including wetlands,

steep slopes, do a balloon test and photo simulation because it is located in the SPO. A site plan approval is necessary because it is located in the SPO. We recommended George Janes, the Town's visual consultant to set up a time to do a balloon test now because of "Leaf Off" time frame. And, at the end of the timeframe, setup thresholds to meet for the home, and if they vary, then come back to the Planning Board with amended site plan. They would have to supplement their Escrow amount to the \$2,500.00 as necessary before the time of submittal.

A motion was made and carried by T. Robustelli and seconded by J. Stefanopoulos to approve the Minutes of the February 13, 2019 as submitted.

A motion was made and carried by E. McEnroe and seconded by J. Stefanopoulos to adjourn the meeting at 7:52 pm. The next regular meeting is scheduled for Wednesday, March 27, 2019.

Respectfully Submitted,



Judith Westfall

Planning Board Secretary

The foregoing minutes are taken from meeting of the Planning Board held on March 13, 2019 and are not to be construed as the official minutes until approved.

                     ✓ Approved as read

                     Approved with: additions, corrections and deletions