



# TOWN OF AMENIA

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

## PLANNING BOARD MEETING WEDNESDAY, MARCH 27, 2019

PRESENT: Robert Boyles  
Peter Clair  
Tony Robustelli  
Walter Brett

ABSENT: Matt Deister  
Erich McEnroe  
John Stefanopoulos

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

ALSO PRESENT: Mike Dignacco – Silo Ridge  
Richard Savarese  
Timothy Cole and his attorney

The meeting was called to order at 7:00 pm by the Chairman Robert Boyles, Jr. The Pledge of Allegiance was recited and the exits were announced by the Chairman in case of emergency. The meeting began with The **Silo Ridge Approval of Phase 1C & 1D Subdivision & Plats**. Engineer, John Andrews opened the discussion by stating that the approval for both are ready for the Planning Board and then the Town Board. These are the final two (2) phases of the Subdivision. John has written and recorded 2 letters for Planning Board approval.

1. A letter for the Performance Bond of \$641,597.00
2. A letter of Certification of Construction Compliance – re: Infrastructure. This is in place and certified as well.

All construction has been certified and authorization has been made to proceed with approval. All certifications and permits are on record from the Dutchess County Health Department for the Water Supply to the subdivision.

Genevieve Trigg from the attorney's office mentioned some conditions of approval. The Bond must be Town Board approved; Amendments will need to be made to the License agreement and the Subordination agreement; They will need

to post for a 3<sup>rd</sup> party Inspector and an extra \$5 K in escrow to pay for that and any related improvements; all outstanding invoices will need to be paid; any further documentation that may be required must be provided prior to approval.

The **Resolution #7 Authorizing Planning Board Chairman to Stamp and Endorse Phase 1C and Phase 1D Final Subdivision Plats for Silo Ridge Field Club** appropriate clauses were read aloud by the secretary J. Westfall. A motion was made and carried by T. Robustelli and seconded by P. Clair and voted on as follows:

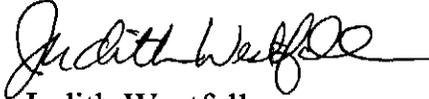
	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Robert Boyles, Chairman	X			
Peter Clair	X			
John Stefanopoulos				X
Anthony Robustelli	X			
Matthew Deister				X
Erich McEnroe				X
Walter Brett	X			

The second item, under other matters was **Preliminary Application for Savarese Septic – Workshop and Storage**. The application was submitted by Richard Savarese. The application will have to be resubmitted and completed with all pertinent information in all sections being filled out, and the remaining Escrow of \$2,000.00 submitted as well. Mr. Savarese would like to purchase a piece of a land hooked parcel on Route 22 that is owned by IWF LLC. This property will have to first be subdivided and sold before it will be legal to go forward with plans. J. Andrews described many points of discussion. Information was provided for an office/workshop with parking for equipment, etc for a Septic Business. This would qualify as a service business in the Town Code. A Special Permit Use could be permitted as long as the structure is less than 5,000 SF. It will also need a permit from NYSDOT for a commercial driveway access from NYS Route 22. It will be a major project and require NYSDOT approval as well as Dutchess County Health Department approval for wastewater and water supply. Dutchess County Planning Dept. Referral will be necessary as well as Site Plan approval and will have to go to ZBA for variance. The applicant indicated that he will store 4 septic trucks, 2 dump trucks, 2 trailers and excavators and backhoes on the property. The trucks will be stored in the building. He will need to supply his NYS DEC Hauler’s permit as part of the application. The subdivision will have to take place first by separate application and then the land use/special use permit application second.

A motion was made and carried by T. Robustelli and seconded by P. Clair to approve the Minutes of the March 13, 2019 as submitted.

A motion was made and carried by P. Clair and seconded by W. Brett to adjourn the meeting at 7:30 pm. The next regular meeting is scheduled for Wednesday, April 10, 2019.

Respectfully Submitted,



Judith Westfall

Planning Board Secretary

The foregoing minutes are taken from meeting of the Planning Board held on March 27, 2019 and are not to be construed as the official minutes until approved.

          ✓           Approved as read

                           Approved with: additions, corrections and deletions