



TOWN OF AMENIA

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PLANNING BOARD MEETING WEDNESDAY, APRIL 24, 2019

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

ABSENT: Matt Deister
Tony Robustelli

CONSULTANTS: Rob Stout, Town Attorney
John Andrews, Town Engineer

ALSO PRESENT: Rebecca Valk, Liza Smith – Re: Westerly Ridge
Brian Houston, Surveyor – Re: Mayhew Lot Line

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 Rebecca Valk representing the Smiths for **Westerly Ridge Lot 6**. The applicant was advised by the Board's Visual Consultant, George Janes NOT to do a Balloon Test as instructed by the Planning Board at the last meeting. After consulting with consultant Matthew Allen (email on file) it was determined that they submit photographic simulations and 3-D renderings of the area. Planning Board member P.Clair was very surprised with this decision by Mr. Janes after working with him over the years, the Board has always been advised to do the balloon test. Ms. Valk wanted the Board to list any preferred locations for the photos to be taken from. The list from the board included: Route 343 East, Route 22 north (sight seen), Sharon Station Rd, Intersection of Rail Trail on Route 343 East and DeLaVergne Hill on Route 44. J. Andrews suggested to Ms. Valk that more is always better than less. Town of Amenia Code says that in the SPO that photo simulations as well as Balloon Testing are permitted for renderings. W. Brett, board member then asked about where on the location the building will be. Is it on the ridge? Above the ridge? There are code restrictions so we will see

when the photos are done. The Board says they are ok with moving forward and a motion was made and carried by P. Clair and seconded by E. McEnroe to accept Visual consultant George Janes' request to have photo simulations rather than the balloon test for this project.

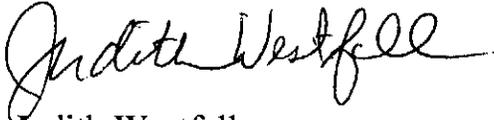
The second item on the agenda was the **Mayhew Lot Line Change**. Mr. Brian Houston, Surveyor, presented the survey and application for the Minor Subdivision. The properties being changed are both owned by Mr. Mayhew and the purpose of the change is because the present property line runs through the house. It will result in a .14 acre move from the .33 acre lot so that the line runs free of the dwelling. The project requires a Public Hearing. There are some housekeeping issues on the application as J. Andrews pointed out in his memo. A Public Hearing will be scheduled for May 22, 2019

The third item on the agenda was the **Amenia Drive-In / Airstream Camper** application. John Stefanopoulos recuses himself from any voting on this item as he is the presenter and part owner of this business. The applicant is amending the site plan for the Amenia Drive-In as updated in 2017. This is specific to an Overnight Stay location on the property. The proposal is for an Airstream Camper, Code says less than 5 campsites or version of a Camper so it will not be considered a campground and it is then a permitted use. A Camper has been placed and deck built as well as nearby shed for this use. The Camper sleeps 4 people (4 beds). There is no water or sewer hook-up to the camper. There are restrooms available at the Drive-In and staff is available after hours(in-town) by phone 24/7. It is Seasonal, when the Drive-In Theater is open. John Stefanopoulos says there has been a demand for it. No public hearing is required for a minor project and a motion was made and carried by P.Clair and E. McEnroe to waive the public hearing for this project and to write the resolution for it after other issues noted by J. Andrews and D.Everett have been met. A referral from the Dutchess County Planning and Development office is needed. Some items to be satisfied are: defining the transient occupancy in notes, listing all times and amenities, phone numbers, curfews, prohibition of alcohol use, etc. More things need to added to the 2017 drawing such as the "SHED".

Under Other Matters, A motion was made and carried by P. Clair and seconded by J. Stefanopoulos to approve the minutes of the March 27, 2019 meeting.

A motion was made and carried by P. Clair and seconded by W. Brett to adjourn the meeting at 7:50 pm. The next regular meeting is scheduled for Wednesday, May 22, 2019.

Respectfully Submitted,



Judith Westfall

Planning Board Secretary

The foregoing minutes are taken from meeting of the Planning Board held on April 24, 2019 and are not to be construed as the official minutes until approved.

Approved as read

Approved with: additions, corrections and deletions