



TOWN OF AMENIA

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**PLANNING BOARD MEETING
WEDNESDAY, MAY 22, 2019 7 P.M.
2nd FLOOR MEETING ROOM**

**PUBLIC HEARING: WILLIAM MAYHEW – Lot Line Adjustment
Lower Powderhouse Road**

**REGULAR MEETING: 1. TROUTBECK WELLNESS CENTER – application
Jeff Kisiel**

**2. SILO RIDGE – E-49, E-50, & E-51 & Driveway
Mike Dignacco, Juan Torres**

**3. WASSAIC COMMONS (LUTHER BARN)
Matthew Schnepf**

OTHER MATTERS: Minutes: April 24, 2019 meeting



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PLANNING BOARD MEETING WEDNESDAY, MAY 22, 2019

PRESENT: Robert Boyles
Peter Clair
Tony Robustelli
Matthew Deister (late)
Walter Brett

ABSENT: John Stefanopoulos
Erich McEnroe

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

ALSO PRESENT: Brian Houston, Surveyor – Re: Mayhew Lot Line
Mike Dignacco – Re: Silo Ridge
Jeff Kisiel and Anthony Champalimaud – Re: Troutbeck
Matthew Schnepf – Wassaic Commons
Andrew Maggio
Richard Savarese
Sharon Kroeger

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 in case of emergency.

The meeting opened with a **Public Hearing for the Mayhew Lot Line Change Application**. Surveyor, Brian Houston, representing the applicant, gave a quick description of the applicant's proposal and his comments to J. Andrews' comment memo from the last meeting. Included in the revision of the survey map was a note per Mr. Andrews, indicating that this could fall within the 100' buffer to Wetlands. Any items not satisfied in the previous comment memo could be handled in the Resolution. And the copy of the Deed, as stated in the previous meeting, would be sent to the attorney. Town Attorney consultant read aloud **Resolution #8 – Resolution Approving Minor Subdivision/Lot Line Change Plan for Mayhew.**

A motion was made by T. Robustelli and seconded by P. Clair and the results from the vote were 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			

There was no Public Comment.

The Public Hearing was closed by the Chairman, R. Boyles at 7:05pm

The Regular Meeting of the Planning Board was opened at 7:07pm by the Chairman. The first item on the agenda for the regular meeting was **Troutbeck – Wellness Center Application**. Mr. Anthony Champalimaud, Owner, spoke of the plan for the project, and showed pictures and engineered drawings of the proposed site, as well as answered a few questions. Basically, as the application proposes, the building will house 2 treatment rooms, steam & infa-red sauna, changing rooms, showers and lockers. The Tennis Courts are remaining the same, in the same location. The structure is a 16ft high Pole Barn with a tin roof. (Existing) This building was approved in 2005. Comments from J. Andrews suggest that the board review the prior approval from 2005 for the Inn and Conference Center. He also asks for full and complete details on all forms within the application, i.e. Ag Data Statement, Short form EAF, and Water supply documentation. And that the plans be of full size as well as legible. Is there going to be separate parking? Who is the center available to? The Attorney talks of the issue that the 2005 date says it was a lodging facility. A letter is needed from the Town CEO, M. Segelken, to the use has not changed and the proposed expansion is less than 50% of the nonconforming use. The applicant may submit an adaptive re-use plan in accordance with Section 121-14.2(I). This would allow for more flexibility related to the development given the nonconformity. Site Plan review is required in the HPO and because the proposal is for 4,000 sf building. Action is unlisted SEQRA. Part II of the EAF is needed. The Board will need revisions for the next meeting, June 12th.

The second item on the agenda for the Regular Meeting was the **Silo – E-49, E-50, and E-51 Driveway**. The submittal is needed as the E-49 lot is underway. The need to accept a common driveway is necessary. The Building Permit for E-49 is being held up due to the fact that this submittal is not complete. The Site Plan and easement must be certified and a condition of approval (by design plan) and issued by the Board. Another submittal is necessary to entertain the approval after other requirements are met and satisfied with J.Andrews. The amended Site Plan from previous approval is needed for the approval of E-49. All materials and documents as well as physical improvements, etc. must be satisfied before approval is granted. The applicant needs to provide another submittal to show the finishing touches on all documents at the June 12th meeting.

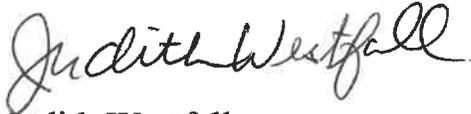
The last item on the agenda under the regular meeting was the application called **Wassaic Commons**. The applicant, Matthew Schnepf, is proposing (at this time) a ground floor shop and sales area for retail use. The applicant will have to resubmit plans showing more adequate development. Such as elements for parking, access from road, site lighting, water supply and wastewater disposal and topography. Please refer to Town Code 121.65.B for information needed by the Planning Board. Any waivers should be requested in writing and documentation to justify the waiver. A parking analysis should be done for future reference to decision being made for approval of plan. The EAF form was filled out incorrectly and is incomplete. A Site Plan and Special permit review will both be needed. Is there any alterations to outside of building? Since in the HPO, all have to be documented before made. Dutchess County Referral is needed.

As other matters, Mr. Andrew Maggio spoke about his concerns over the application by Mr. Savarese for a Shop and Vehicle storage location for his Septic Business. Maggio owns property next to this location. The Board listened to his concerns. They include: Concerns about a solid waste storage facility, close to an environmentally sensitive area, wetlands and aquifer, that such a facility would be a hindrance to his property value, it is in a RA Zone and that says no commercial business. Sharon Kroeger spoke of the Savarese application being discussed at the Town Board CAC level. She stated that the NYSDEC would probably not allow such a use of land. The adjoining acres are in conservancy. It is a “gateway to Amenia” section of the highway (Rte 22). She alerts the Planning Board of many different concerns to this.

The Minutes of the April 24, 2019 were approved per unanimous vote per motion made by P. Clair and seconded by W. Brett.

Motion was made and carried by T. Robustelli and seconded by P. Clair to adjourn the meeting at 8:40pm. The next meeting of the Planning Board is scheduled for June 12' 2019.

Respectfully Submitted,



Judith Westfall

Planning Board Secretary

The foregoing minutes are taken from meeting of the Planning Board held on May 22, 2019 and are not to be construed as the official minutes until approved.

 ✓ Approved as read

 Approved with: additions, corrections and deletions