



# TOWN OF AMENIA

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**PLANNING BOARD MEETING  
WEDNESDAY, JUNE 26, 2019 7 P.M.  
2nd FLOOR MEETING ROOM**

**REGULAR MEETING: 1. Westerly Ridge (Smith) - Revisions**

**2. IWF, LLC – Timothy Cole - Subdivision**

**3. TROUTBECK WELLNESS CENTER – Revisions**

**OTHER MATTERS: Minutes: June 12, 2019 meeting**



# TOWN OF AMENIA

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## PLANNING BOARD MEETING WEDNESDAY, JUNE 26, 2019

PRESENT: Robert Boyles  
Peter Clair  
Tony Robustelli  
Walter Brett

ABSENT: John Stefanopoulos  
Erich McEnroe  
Matthew Deister

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

ALSO PRESENT: Mike Dignacco – Re: Silo Ridge  
Jeff Kisiel, Cara Whalen, John Watson–Troutbeck  
Rebecca Valk, Matthew Allen,  
Liza Vann Smith – Westerly Ridge  
Timothy Cole and Dennis Johnson - IWF, LLC  
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 first agenda item was the revisions for the **Westerly Ridge Lot #9 application**. Rebecca Valk from Cuddy & Feder talked about the most recent revisions to the application. It highlighted the photo simulations that were provided and a hypothetical footprint where a house might set. There is no house being proposed at this time for the site plan approval. Engineering and counsel consultants provided written comments on the proposal for the applicant and the members of the board to take into consideration. It is located in RA zoning as well as the SPO district. It is Westerly Lot #9 as listed on the Dutchess County Maps from the Subdivision on file from 2005 and partially approved. Ms. Valk states

that the applicant would like a waiver from the Planning Board for the requirement from that original subdivision that states the home be 40ft. below the crest line of the hill. Both consultants agree to be given the waiver by the Planning Board. Also, the driveway was proposed as partial approval in 2005. Applicant and their engineer will have to look closely at original plans and make changes where needed to get proper approval at this time. The project will be listed as a minor project not subject to SEQRA and a Type II Action. It already has a septic system on file with Dutchess County DOH but has not been used so the approval expired and needs to be newly approved (over 10 years old). From all of the applicant's submittals, and visuals, the house if built with specs as described in the submission, will not be seen. The town's engineer, John Andrews needs to see the hypothetical footprint which is a two-story, approximately 4000 sqft house in an "envelope" on the site plans to indicate appropriate scale. The final building envelope needs to be accurately surveyed and the four corners marked with stakes in the field. Any and all other changes need to be marked on the site plan, i.e. tree lines, subsurface disposal system, driveway clearing, etc. He recommends the Planning Board does not grant the extension at this time for the site plan approval. It has been recommended that closer to the 18 months after approval, and if a sale has not been made, then grant a one-time extension of 6 months. Also needed are any terms in writing from the Fire District with concerns as well as a report from the Town's Visual Consultant George Janes. Board member Walter Brett raised concerns about the visual aspects noting that the building color should blend in with the surroundings and that the specified size not be any larger and that there be no removal of trees near the site. A Public Hearing is not required, and it is the Planning Board's discretion to have one or not. A motion was made and carried by T. Robustelli and seconded by P. Clair to waive having a Public Hearing on this application.

Next on the agenda was the **Troutbeck-Wellness Center** application and their revised application. Their application is forthcoming as an expansion of a non-conforming use (considered an accessory use to the existing non-conforming use) which cannot exceed 50% of its area and this requires a special permit from the Planning Board. A Site Plan approval is also required because of location in the HPO district. Architectural guidelines in the HPO must be followed. A full set of building plans, with elevations and a survey must be submitted as well as a detailed site plan signed by a licensed engineer. Dutchess County Dept of Planning referral is needed because it is within 500 feet of a state (route 343) and county (route 2) highway. The project is considered a major project for use at the conference center.

In documents previously submitted, the SEAF needs some revising to questions about water supply, historic preservation etc. More data is needed. The grading plan needs to be resubmitted by an engineer (not hand drawn) and clearly

indicating discharge for the draining system improvements for this actions consideration. All future submittals shall include full and complete details of the proposed site improvements, including but not limited to the proposed retaining wall, the proposed driveway, water and sewer details, landscaping, lighting and parking. A motion was made and carried by P. Clair and seconded by T. Robustelli to schedule a Public Hearing for Wednesday, July 24, 2019 and if all necessary documents are not provided or satisfactory the Public hearing will be extended for future approval.

The next item on the agenda was the **IWF, LLC – Subdivision**. Dennis Johnson, Tim Cole’s attorney described and showed the applicant’s subdivision plan and survey from Brian Houston. The plan shows that, simply, the land will be subdivided by drawing the line for 2 parcels by separating at the west side of NYS 22, leaving lot #2 of 51.99 acres and the east side lot#1 15.36 acres leaving lot#1 a saleable lot after subdividing. No physical improvements are planned at this time for either lot. There are a couple of “housekeeping items that the consultants need before the planning board will sign off as well as it needs to go to a Public Hearing. The Public Hearing will be scheduled for Wednesday, July 24<sup>th</sup> at 7pm along with the Troutbeck public hearing the same evening.

Mr. Andrew Maggio, neighbor to the lot becoming a subdivided piece, was present to talk about the land and that it MAY be Mr. Savarese’s after subdividing and purchasing. He stressed to the Planning Board members that it is not in the town’s zoning for this type of business, etc. At this time, the applicant, Tim Cole is only subdividing his lots in anticipation of selling the one lot on the east side of NYS Route 22. Therefore, this is not connected, in any way, contrary to Mr. Maggio’s comments, to the Savarese application.

The minutes of the June 12, 2019 meeting were approved after a motion was made by T. Robustelli and seconded by P. Clair.

The next meeting was scheduled for Wednesday, July 10, 2019.

The meeting was then adjourned at 7:50pm after a motion was made and seconded by T. Robustelli and W. Brett.

Respectfully Submitted,



Judith Westfall  
Planning Board Secretary

The foregoing minutes are taken from meeting of the Planning Board held on June 26, 2019 and are not to be construed as the official minutes until approved.

Approved as read  
 Approved with: additions, corrections and deletions