



TOWN OF AMENIA

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**PLANNING BOARD MEETING
WEDNESDAY, SEPTEMBER 25, 2019 7 P.M.
2nd FLOOR MEETING ROOM**

REGULAR MEETING: 1. R & R Concrete – Amended Site Plan

2. Bel-Aire Farm – Guest House Revisions

3. Silo Ridge Estate Lot #18(Stavros) – Amended Site Plan

4. Silo Ridge – Golf Course Bond Reduction

OTHER MATTERS: Minutes – September 11, 2019



TOWN OF AMENIA

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PLANNING BOARD MEETING WEDNESDAY SEPTEMBER 25, 2019

PRESENT: Robert Boyles
Tony Robustelli
Matthew Deister
Peter Clair

ABSENT: Erich McEnroe
John Stefanopoulos
Walter Brett

CONSULTANTS: John Andrews, Town Engineer
Genevieve Trigg, Whiteman, Osterman & Hanna

ALSO PRESENT: Jaime Leinert, Kevin Taylor, – R & R Concrete
Rich Renna, Peter Sander – Renna Engineering
Patrick O’Leary, Michelle Castellano, & Amy Boehmcke –
Silo – Keane Stud
Michael Segelken – Town Building Inspector and CEO

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 **Amended Site Plan for R & R Concrete**. Jaime Leinert and Kevin Taylor were in attendance Lot #18 - Stavros. Rich Renna described the amended site plan and the final memo to John Andrews regarding the ADA Jaime Leinert and Kevin Taylor were in attendance as well as Rich Renna and Peter Sander from Renna Engineering. John Andrews began the discussion of the Amended Site Plan by saying that he and Mike Segelken, Building Inspector had been on site visits prior to this as updates to the original site plan came to their attention. As many changes took place, i.e. one garage door instead of 2, more bins in the back of the building, an enclosed addition to the structure to house the “driver” to the plant outside of the plant, the number of man doors change, Footprint has been expanded, what about the disturbance, etc.? P. Clair wanted to know how the plant is operating while Site Plan is changing as concrete is being

delivered without a C.O. Segelken stated that he has been working with the applicant over the past months to update the plans and did not wish to shut down a new business as it is just getting started. He instructed them to submit an amended site plan to the Planning Board. After much discussion between Planning Board member P. Clair and Applicants Leinert and Taylor, the main issues at hand to obtain a Certificate of Occupancy are 1.) DOT Approval for planter encroaching on the DOT ROW- Need Approval in writing , 2.)Is there a Septic System...there is one indicated on the original site plan. Is a Septic System needed? Is a Port-A-Potty acceptable for a Seasonal Use Business? Need to have proper paperwork in hand from both the Department of Health and the NYSDOT to continue this application for further review for approval.

The next item on the agenda was the **Bel-Aire Farms Guest House application revision**. Peter Sander from Rennia Engineering was present and spoke about the project in brief as to the updates and revisions to their submission.

1. There will be an Erosion and Sediment note on the plan with language suggested by J. Andrews,
2. Regarding the staircases on the previous submission and the basement, they will not affect the compliance with the SPO requirements.
3. SDS plan will be submitted and labeled when the design for such is completed.

The project is a minor project and does not require a Public Hearing. A Resolution #18 **Granting Site Plan Approval for a Guest House at Bel-Aire Farms** was read aloud and motion was made and carried by M. Deister and seconded by P. Clair voted on as follows:

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

The next item on the agenda was **Silo Ridge Estate Lot#18 (Stavros) – Amended Site Plan**. Rich Rennia summed up the revision to the site plan as being a Pool House. This will need an expanded ADA for the second time on this lot. John Andrews states that this lot is “now maxed out” as far as any added ADA. There are still some more open items that need to be addressed on the Estate Lot Guidelines list that need to be addressed for completion and being given a CO. A Resolution regarding this submission will be prepared by Town Attorney for the next Planning Board Meeting.

The item for the **Silo Ridge – Golf Course Bond Reduction** was removed from the agenda for the simple reason that the signed certification by John Andrews was forwarded to Supervisor Perotti for approval by The Town Board at its next meeting.

In Other Matters, **The SL – Keane Stud – Barns** application was revisited with another submission that was issued to John Andrews one week prior to a “PDF” being sent to the secretary of The Planning Board. The submission was or revisions to their application. The submittal requires Health Department approval for water and wastewater disposal facilities serving the project and all copies of records on file with that department shall be provided to the Planning Board. The current septic system will be evaluated to see if it is sufficient. and All utilities shall be indicated on the Site Plan...Electric, Cable, Gas, and telephone may be applicable. Either above or under ground, and any narratives of existing shown as well. The final surface ADA spaces should be clearly indicated on the plan set, as well as parking areas indicting stone or asphalt. Asphalt is necessary for ADA spaces. Any and all explanations should be clarified on the plans for structures and features on site plan. Make sure retaining walls and block walls are clearly and correctly marked on the plan and key. Clarification is required for details for a sidewalk mentioned but not shown. A request was made by the Mr. O’Leary on the applicant’s behalf for a resolution on their behalf. The attorney prepared a resolution to be read if the board did wish to grant it. **A Resolution #19 for Granting a Minor Site Plan Approval to SL Keane Stud, LLC** was read and will be revised to include conditions for water and sewer needs and modifications to same if needed. The motion to approve the resolution was passed with votes as follows:

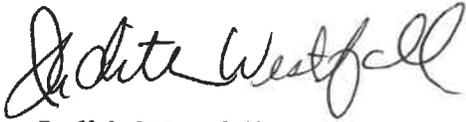
	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Robert Boyles, Chairman	X			
Anthony Robustelli	X			
Peter Clair	X			
Matthew Deister	X			
Erich McEnroe				X
Walter Brett				X
John Stefanopoulos				X

The Minutes of the September 11, 2019 meeting could not be approved because of lack of quorum to vote, because of Pete Clair’s absence from the meeting, his abstention vote meant there was not a quorum to vote. Their approval will be on the agenda for the next meeting.

The next meeting was scheduled for Wednesday, October 9, 2019.

A motion was made and carried by R. Boyles, Jr. and seconded by M. Deister to adjourn the meeting at 8:00 pm.

Respectfully Submitted,



Judith Westfall

Planning Board Secretary

The foregoing minutes are taken from meeting of the Planning Board held on September 11, 2019 and are not to be construed as the official minutes until approved.

_____/ Approved as read

_____ Approved with: additions, corrections and deletions