



TOWN OF AMENIA

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TOWN OF AMENIA PLANNING BOARD

Amenia Town Clerk

Resolution #20 for 2019

Resolution Granting Amended Site Plan Approval to Modify the Allowable Disturbance Area (“ADA”) on Lot E-18 in the Silo Ridge Field Club Resort Community

WHEREAS, Peter and Lindsey Starvos (collectively, the “Applicants”) are the owners of Lot E-18 located at 201 Redtail Pass within the Silo Ridge Field Club Resort Community in the Town of Amenia, New York (the “Property”). The Property contains 0.99 acres of land and is situated in the Town’s Rural Agricultural (RA) Zoning District, Resort Development Overlay District (RDO), Aquifer Overlay District (AOD) and Scenic Protection Overlay (SPO) District; and

WHEREAS, on or around April 3, 2018, the Applicants submitted an application to the Planning Board seeking minor site plan approval to modify the location of the approved Allowable Disturbance Area (“ADA”) on the Property to facilitate the development of an over-sized swimming pool and other improvements on the lot (the “Project”); and

WHEREAS, pursuant to the Amended Master Development Plan (dated September 2015) approved by the Planning Board for the Silo Ridge Field Club, “if modifications to the ADA boundaries are proposed for a lot in the Scenic Protection Overlay District, the applicant shall be required to apply for site plan approval in accordance with the Amenia Zoning Code, Section 121-14.1.E”. The Property is located in the SPO; and

WHEREAS, on April 25, 2018 the Planning Board approved the minor site plans for the Project, all dated August 4, 2017 (last revised April 3, 2018) prepared by Rennia Engineering Design, PLLC (the “Site Plan Approval”); and

WHEREAS, on or around September 19, 2019, the Applicants submitted an application for amended Site Plan Approval to extend the existing driveway envelope by 4.48 feet while reducing the eastern edge of the building envelope by 0.85 feet slightly west to allow for construction of an 87 SF pool house; and

WHEREAS, the documents submitted by the Applicants as part of the amended Site Plan Approval application consisted of, among other things, (1) a Land Use Application; (2) site plans prepared by Rennia Engineering Design, PLLC; (3) a Short Environmental Assessment

Form; (4) an Agricultural Data Statement; (5) the requisite filing fee and escrow amount for the application; and (6) a variety of additional documentation (the "Application"); and

WHEREAS, the Planning Board reviewed and considered all of the documents submitted by the Applicants as part of their Application; and

WHEREAS, the Planning Board has determined that the Project qualifies as a minor project pursuant to Section 121-60(C)(1) of the Town of Amenia Zoning Code (the "Zoning Code") because the Application does not increase the total amount of disturbance on the Property or increase the overall size of the ADA on the lot; and

WHEREAS, a full environmental review under the State Environmental Quality Review Act ("SEQRA") was conducted on the Silo Ridge Field Club including the ADA on Lot E-18 as part of the original Planning Board approvals. Given the minor changes proposed on Lot E-18, the Planning Board has determined that the Project is consistent with the Board's prior SEQRA review for the Field Club; and

WHEREAS, subject to the terms of this resolution, the Planning Board has determined that the Project requested in the Application will comply with the requirements of the SPO and the Zoning Code and will be consistent with the purposes of the Zoning Code and the RA Zoning District and applicable overlay districts; and

WHEREAS, the Planning Board has determined that the revised ADA does not create any impacts on adjacent property. The ADA along the side yard to the south, next to Lot E-19 will remain the same, as well as the majority of the front yard and side yard to the north. The ADA on the rear yard to the west will be slightly improved and will not have any adverse effects on the neighboring golf course property; and

WHEREAS, the Planning Board has determined that the proposed pool house and other accessory structures and improvements on the Property are consistent with the Estate Home Design Guidelines previously approved by the Planning Board; and

WHEREAS, subject to the terms of this resolution, the Planning Board has determined that the Project requested in the Application will comply with the applicable site plan criteria in Section 121-65(D) of the Zoning Code and will not adversely affect neighboring properties; and

WHEREAS, in accordance with Section 121-67(D) of the Zoning Code, a public hearing was waived for this minor site plan for the reasons noted above; and

WHEREAS, the Planning Board's determinations outlined above are based on the Applicants' representations contained in all the Application materials submitted to the Planning Board and the Applicants' compliance with the Town of Amenia Code including the Zoning Code.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with Sections 121-14.1.E and 121-65 of the Zoning Code, the Planning Board hereby approves the following minor

site plans for the Project, all dated August 4, 2017 and prepared by Rennia Engineering Design, PLLC (the "Amended Site Plan Approval"):

- (1) Sheet 1 of 7, Site Plans and Details, Silo Ridge Residence Lot E-18 (last revised September 18, 2019);
- (2) Sheet 2 of 7, Overall Utility Plan, Silo Ridge Residence Lot E-18 (last revised October 30, 2019);
- (3) Sheet 3 of 7, Grading and Drainage Plan, Silo Ridge Residence Lot E-18 (last revised October 30, 2019);
- (4) Sheet 4 of 7, Erosion & Sediment Control Plan, Silo Ridge Residence Lot E-18 (last revised September 18, 2019);
- (5) Sheet 5 of 7, General Site Details 1, Silo Ridge Residence Lot E-18 (last revised September 18, 2019);
- (6) Sheet 6 of 7, General Site Details 2, Silo Ridge Residence Lot E-18 (last revised January 25, 2019);
- (7) Sheet 7 of 7, General Site Details 3, Silo Ridge Residence Lot E-18 (sheet added January 25, 2019); and

BE IT FURTHER RESOLVED, that the Property is fully developed to the limits of the ADA and no further amendments will be permitted; and

BE IT FURTHER RESOLVED, that the Planning Board hereby authorizes the Planning Board Chairperson to stamp and sign the approved site plans after payment of all outstanding invoices from the Planning Board's consultants; and

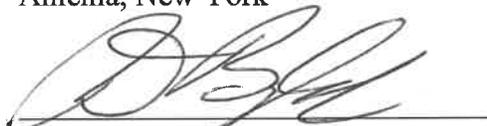
BE IT FURTHER RESOLVED, that in accordance with Section 121-68(E) of the Town's Zoning Code: (1) this Site Plan Approval shall expire if the Applicant fails to commence construction, to obtain the necessary building permits, or fails to comply with the conditions of the Site Plan Approval within 18 months of its issuance. The Planning Board may grant a one-time six-month extension; (2) this Site Plan Approval may be revoked by the Planning Board if the Applicant violates the Site Plan Approval or its conditions, if any, or engages in any construction or alteration not authorized by the Site Plan Approval; (3) any violation of the Site Plan Approval or its conditions, if any, shall be deemed a violation of the Zoning Code and shall be subject to enforcement action; and

BE IT FURTHER RESOLVED, that a copy of this resolution shall be filed in the office of the Town of Amenia Town Clerk within five (5) days of the date of this resolution, and shall be mailed to the Applicant within the same five (5) day period.

The foregoing resolution was voted upon with all members of the Planning Board voting and signing as follows:

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	<u>Signature</u>
Robert Boyles Jr., Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Peter Clair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
John Stefanopoulos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Walter Brett	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Anthony Robustelli	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Matt Deister	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Erich McEnroe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Dated: November 13, 2019
 Amenia, New York


 Robert Boyles Jr., Chairman
 Town of Amenia Planning Board