



TOWN OF AMENIA

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Amenia Town Clerk

APR 28 2016

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Planning Board Minutes
Meeting
4/13/16

Present:

Norm Fontaine-Chair
Tony Robustelli
Matthew Deister
David Rosenberg
Peter Clair

Consultants:

David Everett-Town Attorney
John Andrews-Town Engineer

Absent:

John Stefanopoulos
Erich McEnroe

Motion to open meeting 7:00 pm

Silo Ridge

Chairman Fontaine requested a review of the conservation easement. Attorney Everett discussed the differences between the emails from Dr. Klemens and the other consultants regarding the conservation easement. An overview of the differences between the "restored" and "maintained" portions were defined. Restored will not allow any disturbance, maintained will allow the appearance of a natural state but will allow disturbance. The specific areas that were discussed were alongside of roads within the property. The Planning Board decided to keep the areas in question labeled as maintained roads. Attorney Everett stated that the first conservation easement is complete and has been distributed to the Town Board. The second conservation easement is still in review. Attorney Everett has been working on the HOA documents which were completed today. Town Engineer John Andrews explained the difference that the Town Board will see is the easements are the reserved rights of the owner. The subdivision condition memo is close to completion. The conservation easement is accompanied by an escrow agreement. There is a subordinate agreement that Attorney P. Wise will distribute for review to D. Everett.

Easements need to be signed; exhibits need to be finalized along with the signing of the bonds before the plans can be signed. These items can be labeled as conditions if the board desires, so that the final signatures can be allowed. Juan Torres informed the board on their standing with NYSEG. NYSEG have received the site plans but have not yet sent a letter that states they are willing to serve. The code requires a statement from NYSEG for application to move forward. The consultants will need to look into this further. Chairman Fontaine asked if a building permit was requested for the condos. Attorney Everett is looking into the code and the approvals to give a more definite answer. The discussion of an additional building inspector was approached to handle the upcoming increasing demand on the building department. This year Silo is projected to build the golf academy, comfort stations, pump house, and 4 or 5 houses. The upcoming year will have substantial building.

Maplebrook

Maplebrook was listed on the agenda under Other Matters. There was not a representative for this applicant at the meeting. A discussion amongst the board and consultants took place referencing the upcoming application. Board member Matt Deister expressed concern about their lack of accessible water in case of a fire. He referenced to the fact that the campus is growing and there may not be sufficient water to contain a fire. According to the Town Building Inspector there are a few buildings/dorms that do have sprinkler systems. A discussion of placing a water tank in the ground to assist in fire suppression will be discussed with the applicant. A letter from the fire department will be submitted to L. DeLango representing their concern with the above matter. Town Engineer, John Andrews requested guidance from the board about the direction in which to approach this application. The campus has had new facilities approved recently. The present application for the dormitory is the second one in less than 2 years. The present project, through the code considered a minor project. The board may need to look at the larger picture of a growing campus.

Solar Farm

Solar Farm was listed on the agenda under Other Matters. Chairman Fontaine requested clarity on the allowances and procedures of placing solar panels in the town. Attorney Everett gave the board an overview of the expansion and popularity that solar companies have had in the Hudson Valley. He questioned the validity of this project due to the fact that the area is being flooded with request for an option agreement. This entitles the landowner to a very small payment from the company who will be holding their land. If and when the land is used for solar panels is when the landowner will be paid with the agreed amount. The Town code states that solar panels are not a permitted use. If it is not in the Town code, a provision may be needed which is addressed through the Town Board.

Approval of minutes-motion to approve-2nd-all in favor-motion passed.

The Planning Board discussed and decided that the Silo Ridge application as it is still open with active litigation is not to be removed from the Town Hall. The Planning Board has agreed to the following: Applications that are pending approval, applications that have active and/or pending litigation and all materials if being removed be indexed with a return timeframe.

A USB drive will be copied and given to the asking parties to assist in placing large application information for easier viewing.

Motion to close meeting-2nd-all in favor
Meeting adjourned 8:02

Respectfully submitted,


Larissa DeLango

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on 4/13/16 and are not to be construed as the final official minutes until so approved.

approved as read

approved with: deletions, corrections, and additions.

Addition- Board member M. Deister voiced his concern regarding the lack of turnaround space for fire equipment in the Maplebrook Dorm application. He stated that backing up the fire truck is not a preferred condition.