



TOWN OF AMENIA

PLANNING DEPARTMENT
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**PLANNING BOARD MEETING
WEDNESDAY, MARCH 23, 2022
7:00 P.M. – IN-PERSON
AMENIA TOWN HALL 2ND FLOOR MEETING ROOM**

REGULAR MEETING:

- 1. Amenia Fire Co. – New Truck Garage - Final?**
- 2. Andres Valdespino – Ground Mounted Solar System – 103 Yellow City**
- 3. SILAND Recreational Facility – Revised documents, Final?**
- 4. Troutbeck - Adaptive Reuse - Revisions**
- 5. Keane Stud Subdivision – Revisions**

OTHER MATTERS: Minutes from 2-23-22 Meeting



TOWN OF AMENIA

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PLANNING BOARD MEETING WEDNESDAY, MARCH 23, 2022 IN-PERSON AT TOWN HALL 2ND FLOOR MEETING ROOM

PRESENT: Robert Boyles, Jr, Chairman
Matt Deister
Tony Robustelli
Walter Brett

ABSENT: John Stefanopoulos
Nina Peek
Neal Kusnetz

OTHERS PRESENT - John Andrews – Town PB Engineer
Paul Van Cott – Town Planning Board Attorney
Rich Rennia – Engineers
Anthony Champalimaud -Troutbeck
Patrick O’Leary – SILAND
Andres Valdespino & Doug from HV Wind&Solar
Rich Howard

The meeting was held IN-PERSON at Town Hall. Chairman Robert Boyles, Jr. opened the meeting with all those present Reciting the Pledge of Allegiance at 7pm. The exits were announced in case of emergency.

AMENIA FIRE CO. – New Truck Garage

Unfortunately, the Amenia Fire Co agenda item was not discussed at the meeting due to a lack of a quorum. Matt Deister is a member of the Amenia Fire Co., and had to recuse himself from the discussion making it only a 3 person discussion which is not a quorum. The resolutions will have be approved at a later date when

at least a 4 person board (without Matt) could meet. Members of the Board agreed on trying to get together for a Special Meeting sometime before the next meeting on April 6th to discuss the approval documents that were prepared.

VALDESPINO – 103 Yellow City Rd – Ground Mounted Solar System

Andres Valdespino, applicant, and his contractor, Doug, from Hudson Wind and Solar spoke briefly about the application for a Ground Mounted Solar System at 103 yellow City Road. The original application was postponed from the March 9th meeting because of bad weather. The applicant has made some minor changes to the application but per John Andrews, it still lacks some detail. The application has seen John's initial comments and revised some of the plans and paperwork. Upon John's recommendations, the applicant will need to get variance approval from the ZBA for two things. They are 100' setbacks and front yard variance approvals. If they are granted these approvals, then their application will be reviewed for more details as John describes. The Planning Board Chairman has indicated that the applicant come back upon ZBA approval.

SILAND COMMERCIAL – RECREATIONAL FACILITY

Patrick O'Leary from VHB Engineering spoke of the recent revisions to the project. They included questions asked about outside lighting. There will be a dawn to dusk lighting regulation for anything played outside. There will be no outside lights from buildings either. This was all identified in the Operations Plan and the Photometrics Plan. Security lighting will go off 30 minutes after use and there will be security lights over the doors for emergency, fire and safety and police. The lights are off when not in operation. The elevation of the light poles in the paddle ball area will be well below that of the fence on the Whalen property. No sight lighting will have any impact. A change to the parking spaces was made. There are 50 total spaces with 5 being for golf carts. A limit of 40 vehicles for parking at civic events will be necessary. Also in the Operations Plan is a clause for canceling a civic event if there is a conflict with a Silo Event. This should read that SILAND has the right to provide another time outside of the event to reschedule and also reserve the right to cancel for bad weather, no electricity, or some other emergency. The Operations Plan has also been revised so that the wiffle ball fields and the

sledding area with be limited to use from between “dawn to dusk” only. The Hockey Rink could be used as a Basketball or Paddle Ball facility in the summer if needed as well. Also a list of 10 groups is listed in the plan as to which Civic Groups and Not-For-Profits will be able to use the facility. Patrick did emphasize another time that the Planning Board’s wishes is to have more Town of Amenia involvement in the use of the facility. Their response was that they would like to actually see how the facility will be used and how many people and get to know popular times and maybe have more available times to offer the people in town. They will definitely revisit this item in the near future. John’s comments have been addressed. He has prepared both a Part II and Part III of the EAF to be approved by the Board. John highlights some of the questions with answers of both documents as well as reads the statements. The final sentence reads “This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued. And the document is signed by Chairman Boyles. Walter spoke and thanked Patrick for his involvement and for the improvements in taking in the Civic Organizations and Not-For- Profits of the Town of Amenia. His question is still: Who is the Owner? Patrick states SILAND COMMERCIAL. Walter says “What is the relationship between SILO RIDGE & SILAND COMMERCIAL? Patrick says again, they are two separate entities and that SILAND COMMERCIAL is the Owner of the property and that they will be making the money and doing the entire amenities and building etc. at the property. Will SILAND be leasing the facility to the HOA? Patrick say yes, he believes it is the HOA. The NYS Attorney General’s website states that a Homeowner’s Association controls and maintains only property within the land that is in common use. SILAND COMMERCIAL will pay all of the taxes due on the property. They maintain, hire people to run the place, etc. The people from SILO HOA or SILO RIDGE Pay fees for use to SILAND. Who SILAND Leases to is not up to him. He is with VHB. Walter says that is something that should be determined before the decision is made to allow the project to be approved. A HOA should not be able to limit the use of the facility to outsiders as a “Lessee”. Only the Owner of the property is able to say who is able to use the facility and when. The Decision to make is the review of the application for Special Use and Site Plan Approval. And no where do we say who the facility is leased to. The land is owned by SILAND COMMERCIAL, LLC – the applicant.

Paul VanCott asks the board to accept the EAF Part II and part III as read and submitted for approval. Motion is made to accept them for approval by T. Robustelli, seconded by M. Deister. Votes were: Boyles – yes, Robustelli – yes, Deister – yes and Brett – no. The SEQRA documents, Negative Declaration Clauses were read by P. VanCott. Motion was made by T. Robustelli, seconded by M. Deister and carried. (All in favor) The Approval for Special Permit and Site Plan resolution clauses were amended / revised and a new document was created after reading the resolved clauses with conditions. A motion was made by T. Robustelli and seconded by M. Deister to Approve the **resolution** for **SILAND COMMERCIAL RECREATIONAL FACILITY** Special Use and Site Plan Application. The vote carried and recorded as follows:

Robert Boyles, Jr. Yes
Anthony Robustelli Yes
Matthew Deister Yes
Walter Brett No
Nina Peek absent
Neal Kusnetz absent
John Stefanopoulos absent

TROUTBECK – ADAPTIVE REUSE PLAN

Rich Renna revised the plans once again to include a much more detailed narrative and a revised EAF that made it into the circulation packet for the agencies to receive. John Andrews will submit a comment memo for the new plans submitted. Rich wants to push for a Public Hearing. This application will also have to go to the ZBA for a Special Use Permit and to the Dutchess County Planning & Development Office for review and referral and also to the Town Board. They are still waiting for NYSDEC to respond to the application and other documents. He and Anthony still highly recommend a walkthrough on the property to see where the changes are going to happen, etc. Rob reiterated that the Planning Board members go at their own convenience. Matt reported that the Fire District has communicated with the property owner (Anthony) about the proposals and will get the tasks at hand completed so the documents will be completed. The traffic study that was mentioned at the last meeting is being conducted before the site plans go to

the ZBA and the County for referral. The next meeting is on April 6th for revised plans.

SL-KEANE STUD - SUBDIVISION

Peter from Renna Engineering and Design started off discussion with the initiation of “sample” building envelopes for the proposed lots in the subdivision property. These would be in conjunction with the most recent proposed Conservation Analysis as presented. Each lot was shown by itself on an 8 ½ “ X 11” page to show all the detail for the “building enveloped”. Each showed a series of notes and/or restrictions that explains everything that has been discussed per Planning Board prior discussion. Each of the documented proposed lots were ones that blended in with hillside. Each went through bullet by bullet as to its compliance. Each was provided mitigated landscaping and visual for the location. There are proposed general standards for each lot, i.e., Open Space and Rural Sighting and Scenic Protection Overlay for each. Each shows whether or not they are in compliance with each of the above. The proposals pushed the envelopes to show vegetated areas for visual and Rural Sighting and Scenic Protection Overlay areas as well as toward the edges of the lots. John says to establish visuals from Route 44 in your documents which defines the “Crestline” better as a visual point. John says the SPO pertains to development as opposed to land. Choose some of the envelopes that apply the SPO on each of them. Certain lots (#1,2,3,4,5) will be difficult decisions to make about envelopes as well as some others. Lot #27 is Equestrian (already determined). Some more language should be added per individual lot about the specifications that each will need to be in compliance with the zoning. Each lot as required by specifications of the subdivision will have 60% remaining agricultural use. The Planning board chose not to go through each lot as was prepared but to have Renna go back and do the complete “building envelope” for Lot #5, Lot #15 and Lot #18 each with complete description and notes etc. as identified which they have identified as ones that will have visual impacts, etc. on the project. Matt brought up #23 as a building envelope that intersects with Prospect Ave. Because of that Matt needs to know whether or not to recuse himself from these discussions and votes because he lives within 500’ of this property. Counsel has recommended to be open about the proposal with the Chairman. It is personal decision he has to make. The Board has asked the engineers to come back with a

resubmittal for the building envelopes and for a Conservation Analysis and findings when ready.

OTHER MATTERS: The minutes of the March 23, 2022 were approved by a motion made by W. Brett, seconded by T. Robustelli and carried.

A motion was made by . Robustelli, seconded by M. Deister and carried, to adjourn the meeting at 8:55 pm

The next meeting is April 6, 2022 at 7pm In-Person at Town Hall.

Respectfully submitted

A handwritten signature in cursive script that reads "Judith Westfall".

Judith Westfall

Planning Board Secretary