



## TOWN OF AMENIA

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PLANNING BOARD MEETING  
WEDNESDAY, JUNE 14, 2023  
IN-PERSON AT TOWN HALL  
Upstairs Meeting Room

PRESENT: James Walsh  
Tony Robustelli  
John Stefanopoulos  
Matthew Deister  
ABSENT: Robert Boyles, Jr.  
Nina Peek  
Neal Kusnetz

CONSULTANTS: Paul VanCott, Town PB Attorney  
John Andrews, Town PB Engineer

ALSO PRESENT: Rich Rennia, – Rennia Engineering Designs  
Leila Hawken – Millerton News  
Spencer Hall – Surveyor – Petkovich / Reinheimer

The Regular Meeting of The Planning Board was called to Order by Deputy Chairman, Tony Robustelli at 7:08pm – Pledge of Allegiance recited and exits announced.

Motion made by Matt Deister, seconded by Jim Walsh and carried to open the Public Hearing for the:

**PETKOVICH / REINHEIMER LOT LINE ADJUSTEMENT** application.

Spencer Hall, surveyor for the applicant, spoke briefly about the application. One of John Andrews' comments from the previous meeting was to see the wells and septic locations on the properties. The new survey map now shows them. He described it as a Lot Line Adjustment making each lot more accessible and that it would then also correct an encroachment on one of the lots. Any lot line adjustment in the Town of Amenia is classified as a minor subdivision which requires a Public Hearing per Zoning Code. John Andrews states that the project is a SEQRA Type II Action which means there is no environmental review

necessary. If there is no response from the public, a Draft Resolution which has been provided could be approved once the Public Hearing has been closed. Deputy Chairman Robustelli asked if there was any public comment and there was none. A motion was made by Matt Deister, seconded by Jim Walsh and carried to close the Public Hearing.

The Regular Meeting of the Planning Board resumed. Secretary, Judy Westfall read the proposed draft resolution “Be It Resolved” clauses aloud to **Approving a Minor Subdivision/Lot Line Change for Petkovich/Reinheimer**. A motion was made by Matt Deister, seconded by James Walsh and carried to approve the resolution. The resolution was voted on and roll taken, and carried as follows:

Robert Boyles, Jr.	Absent
Anthony Robustelli	Yes
James Walsh	Yes
John Stefanopoulos	Yes
Neal Kusnetz	Absent
Nina Peek	Absent
Matthew Deister	Yes

The next item on the agenda was the

**LANDS OF TOWER HILL 2014, LLC SUBDIVISION** application

Rich Rennia briefly spoke about the project. A Public Hearing was previously held on the application and closed. There were a few comments from the public that were mostly related to the concern of the paving of Tower Hill Road and if there was a conflict of interest in the anonymous donor of the funding for that and this project. It was determined through discussion from both John Andrews and Rich Rennia that the owner of Lands of Tower Hill LLC is not the anonymous donor for the paving. The comments that were raised that were of question about the proposal were answered by Rich Rennia to the satisfaction of the public who were present. The proposal is now ready for a vote to approve the Subdivision. John Andrews states that the project is a simple land subdivision merely creating 3 lots. There are no proposed improvements, and no proposed actions associated with the subdivision other than the partition of rural land. As a consequence, various impacts are considered, which there are 11 of in Part 2 of the EAF. All were answered “NO” that there would be no impact. John discussed **EAF Parts 2 and 3** with the Board and read the responses of the completed form into the record and recommends signature by the Chairman.

The next step was to adopt the Negative Declaration which was submitted into the record as well and the approval of such. John discussed the document as being parallel to the statements in the EAF. These have all been addressed in John’s comment memo as well. The “be it resolved” clauses for the resolution **Adopting a Negative Declaration Under the State Environmental Quality Review Act (SEQRA) for Tower Hill Subdivision** were read into the record by Board Secretary Judy Westfall. A motion was made by Matt Deister, seconded by Tony Robustelli to approve the resolution. The resolution was voted on, roll taken and carried as follows:

Robert Boyles, Jr.	Absent
Anthony Robustelli	Yes
James Walsh	Yes
John Stefanopoulos	Yes
Neal Kusnetz	Absent
Nina Peek	Absent
Matthew Deister	Yes

Rich Rennia says that a final memo regarding the drainage issue (a 250 foot piece of drainage channel will be restored) and the common driveway easement is being requested by the property owner from John Andrews with the approval documents. John will issue that memo.

The final resolution for this matter **Resolution Approving Minor Subdivision Plat for the Tower Hill Subdivision** was then discussed and the “Be it resolved” clauses were read into the record by Paul VanCott. A motion was made by Tony Robustelli, seconded by Matt Deister to approve the resolution. The resolution was voted on, roll taken and carried as follows:

Robert Boyles, Jr.	Absent
Anthony Robustelli	Yes
James Walsh	Yes
John Stefanopoulos	Yes
Neal Kusnetz	Absent
Nina Peek	Absent
Matthew Deister	Yes

A motion was made by James Walsh, seconded by Matt Deister and carried to approve the minutes of the May 24, 2023 Planning Board meeting as submitted.


A motion was made by James Walsh, seconded by John Stefanopoulos and carried to adjourn the meeting at 7:37pm.  
The next regular meeting is scheduled for Wednesday, June 28, 2023 at 7pm.

Respectfully Submitted,



Judith Westfall  
Planning Board Secretary

The foregoing minutes are taken from meeting of the Planning Board held on June 14, 2023 and are not to be construed as the official minutes until approved.

 Approved as read  
\_\_\_\_ Approved with: additions, corrections and deletions