



# TOWN OF AMENIA

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PLANNING DEPARTMENT  
4988 Route 22, AMENIA, NY 12501  
(845) 373-8860, Ext. 122-124 Fax (845) 789-1132

**PLANNING BOARD MEETING  
WEDNESDAY, SEPTEMBER 27, 2023  
7:00 P.M. – IN-PERSON  
AMENIA TOWN HALL  
UPSTAIRS MEETING ROOM**

**(REVISED)**

**REGULAR MEETING :**

**SL KEANE STUD SUBDIVISION – Project Narrative and FEAF**

**Other Matters: Minutes from 8-9-23**

**Executive Session : Discussion of Litigation Matter**



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PLANNING BOARD MEETING  
WEDNESDAY, SEPTEMBER 27, 2023  
IN-PERSON AT TOWN HALL  
Upstairs Meeting Room  
7 pm

PRESENT: Rob Boyles  
Tony Robustelli  
Matthew Deister  
James Walsh  
Neal Kusnetz

ABSENT: Nina Peek  
John Stefanopoulos

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

ALSO PRESENT: Rich Rennia and Peter Sander, – Rennia Engineering Designs  
Joseph Eriole – Attorney for SL Keane Stud

Chairman Robert Boyles, Jr. Opened the Planning Board meeting at 7:20 pm. He announced that the reason for the delay was for an "Advise of Counsel" to the Board members. The Pledge of Allegiance was recited and the Chairman informed the people at the meeting about the location of the exits in case of an emergency.

The chairman opened the regular meeting and asked the applicant, **SL KEANE STUD SUBDIVISION** if there were any new updates as far as the proposed subdivision and plans to move forward. Joseph Eriole, attorney for the applicant spoke about the project and that his hopes for moving forward would be the intent of the Planning Board to serve as Lead Agency for the project and the authorization of circulation of documents as presented for the project would likely go out to the involved agencies very soon.

John Andrews speaks about the necessary information and documents needed for circulation which included an updated EAF and Project Narrative. Both were supplied to the Board prior to this meeting. The FEAF Part 1 and the Project Narrative have been satisfactorily updated and his recommendation is for the

Planning Board to serve as the Lead Agency for this project and that the applicant assist the Planning Board secretary in obtaining and filing all necessary documents for the circulation.

Paul VanCott adds that for purposes of SEQRA Review, which is the Subdivision, with lines on a map to create the lots. And, in addition to that are roads that will be built as part of the subdivision to provide access to the proposed lots. And, again for SEQRA review purposes, there is a conceptual buildout of the 26 new lots with residential uses that needs to be evaluated in terms of the potential impacts to the environment. He and John had a call with the applicant to go through the FEAF Part 2, and studied each impact area together as well as discussed the information that has already been developed. It was not specified if any new additional information would be needed to help provide support for the Planning Board's eventual SEQRA determination. A detailed document was prepared for the board (see below). A motion was made by Tony Robustelli, seconded by James Walsh and carried to declare that the Planning Board be named as Lead Agency in the SL Keane Stud Subdivision Project for the Town of Amenia. Paul says that the applicant should include, as an expanded SEQRA Narrative, the Deed Restrictions on the proposed lots. This would benefit both the Town and the HOA both in terms of preservation of lands, maintenance of lands, maintenance of hedgerows, maintenance of roads, etc. They should also include a plan for compliance for the Workforce Housing requirements of the Zoning Law with this project. John and Paul continued by addressing the specific impact areas as were recommended in writing by memo(below).

**Specific information recommended:**

- Impact on Land – Provide a phasing discussion due to planned build-out over more than a year as a subdivision with 26 new residential lots. Provide a SWPPP outline with brief narrative, address specific measures for improvements to be constructed as part of the subdivisions, generic stormwater and erosion control measures for the conceptual residential development, identifying measures with some degree of specificity that would be employed depending on the levels of disturbance and the nature of the proposed development for each of the lots. Given conceptual nature of proposed development, we believe that it would be premature to require design of the individual lots. As each lot is proposed and brought to the Planning Board for building, A separate Site Plan Approval will be necessary.
- Impact on Surface Water – Provide information regarding wetlands and proposed wetland crossing. Discuss erosion and stormwater controls as mitigation measures.
- Impact on Ground Water – Water and wastewater calculations based on a theoretical development present a rational basis for the estimated values. Provide information documenting water quantity and quality vs a vs conceptual residential development based on existing or other reasonably available or obtainable information. Provide information regarding the suitability of onsite soils for wastewater treatment, again based on based on existing or other reasonably

available or obtainable information. We do not recommend detailed analysis for water supply and wastewater on each conceptual new lot for SEQRA review purposes.

- Impact on Plants & Animals – Consider whether there is a need to update the existing study? Report should be submitted to DEC for review and DEC comments should be included in the EAF Narrative appendix. Also, please document existing wetland easements and provide reference to deed restrictions relative to protection of habitat.
- Impact on Agriculture – Discuss deed restrictions with respect to potential future agricultural uses. Provide discussion regarding historic uses and any information regarding the use of pesticides/herbicides on the property.
- Impact on Aesthetic Resources – We recommend that the Board should confirm whether the visual analysis that was already undertaken is sufficient for SEQRA review purposes. The Board may also want to discuss the need for information to assess the potential for light impacts from the conceptual residential development and potential mitigation measures.
- Impact on Historic and Archeological Resources – Phase 1B report should be submitted to SHPO for review and any determination should be provided in EAF Narrative as part of the appendix.
- Impact on Transportation – Consider whether there is any need to update the traffic analysis. Provide analysis to County DPW for review and include any comments from DPW in EAF Narrative appendix.
- Impact on Noise Odor & Light – Consideration of potential light impacts as discussed above.
- Impact on Human Health – Provide information regarding potential soil contamination from historic pesticide/herbicide use.
- Consistency with Community Plans/Community Character – Discuss consistency with Zoning Law, including workplace housing requirements and the Comprehensive Plan. Discuss consistency with existing community character based on proposed conceptual development.

The Aesthetic Resources section was discussed in detail because of the potential impact of the scenic view toward Old Route 22 and the hillside and vacant land that is existing. And that goes hand-in-hand with lighting, meaning the night sky as well. It is stressed that the board members take a **HARD LOOK** at these items and voice their concerns sooner rather than later so that proper paperwork is filed and circulated. A visual analysis was submitted by the applicant as part of the Conservation Analysis. The Board needs to confirm that the work that has been done and submitted is sufficient for both the visual and the lighting issues. Is a visual analysis needed by a consultant? A suggestion was made to hire a visual consultant and get their recommendation in writing concerning the proposed subdivision. For the board's SEQRA review, this is the most significant issue that is identified for the board to move forward with the project.

The applicant's attorney, Mr. Eriole, adds that he feels that the submission has been updated for visual and lighting and they have completed what the Planning Board has asked them for and it is sufficient for filing. Tony Robustelli states that he thinks an "expert" in the visual field would be a good idea to get a

recommendation from in writing because none of the Planning Board members is a professional in that area. It was agreed by members of the board to reach out to George Janes to get a recommendation for the visual aspects of this proposed project. A motion was made by Tony Robustelli, seconded by James Walsh and carried to hire George Janes to work with John and Paul and members of the Planning Board to attain information on the specific area of the SL Keane Stud Subdivision area in the Town of Amenia and within the defined SPO District. Tony and Jim both would like to be on the initial call to have a discussion with Mr. Janes and John Andrews and Paul VanCott. This will be to confirm and evaluate all work already submitted and make recommendations to the Planning Board if necessary, of any additions or changes need to be made.

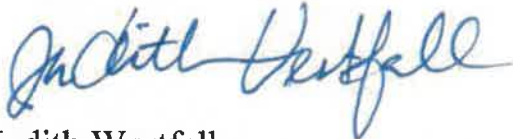
In **OTHER MATTERS**: A motion was made by Tony Robustelli, seconded by Matt Deister and carried to approve the Planning Board Meeting Minutes from 8-9-23.

A motion was made by Chairman Boyles, seconded by Tony Robustelli and carried to enter into Executive Session to discuss a litigation matter at 8:00pm. The regular meeting will reconvene after the discussion for any vote or action.

A motion was made by Chairman Boyles, seconded by Tony Robustelli and carried to reconvene the regular meeting at 8:15pm and no actions or motions were taken.

A motion was made by James Walsh, seconded by Tony Robustelli and carried to adjourn the meeting at 8:16pm. The next meeting is scheduled for October 11, 2023 at 7pm.

Respectfully Submitted,



Judith Westfall

Planning Board Secretary

The foregoing minutes are taken from meeting of the Planning Board held on September 27, 2023 and are not to be construed as the official minutes until approved.

☒ Approved as read

☐ Approved with: additions, corrections and deletions