



TOWN OF AMENIA

4988 Route 22, AMENIA, NY 12501
TEL: 845-373-8860, x118 FAX: 845-373-9147

TOWN OF AMENIA PLANNING BOARD

Resolution # 7 for 2025

March 26, 2025

RECEIVED

MAR 27 2025

Amenia Town Clerk

Extension of Approval of Lot Line Change

WHEREAS, Lakeside 27 LLC (the “Applicant”) is the owner of ±.86-acres of land located at 300 Wood Duck Road, Town of Amenia, New York (Parcel Grid Identification Numbers: 7066-02-782702 and 7066-02-788715) (respectively “Lots LL-27 and LL-29” or collectively the “Property”); and

WHEREAS, the Property is located in the Rural Agricultural (RA) Zoning District within the Amenia Scenic Protection Overlay, Amenia Aquifer Overlay and Amenia Resort Development Overlay Districts as set forth in the Town of Amenia Zoning Law (the “Zoning Law”); and

WHEREAS, the Property involves lands in a subdivision by Silo Ridge Ventures LLC that was granted approval by the Planning Board in 2015 (Resolution #11 for 2015) and originally comprised three lots. By amended subdivision approval granted by the Planning Board in 2017 (Resolution #8 for 2017), one of the three lots was eliminated (LL-28 of Filed Map #9458A and 9458C in the Dutchess County Clerk’s Office), allocating those lands through a lot line change to LL-27 and LL-29; and

WHEREAS, pursuant to those prior subdivision approvals, Chapter 105, Article III of the Town of Amenia Code (“Subdivision Law”) and NYS Town Law § 276 and Chapter 105, Article III of the Town of Amenia Code (“Subdivision Law”), the Applicant has applied to the Planning Board for a lot line change (a minor subdivision) to merge LL-27 and LL-29 into one ±.86-acre parcel; and

WHEREAS, in support of their proposal, the Applicants submitted: (1) a completed Subdivision-Lot Line Preliminary and Final Plat Plan Application; (2) a Short Environmental Assessment Form Part 1; (4) an Agricultural Data Statement; (3) a subdivision plan entitled “Lot Merger, Lots LL-27 & LL-29, Filed Map 9458-E” by Kirk K. Horton, Land Surveyor, dated June 20, 2024; and (4) the requisite filing fee and escrow amount (collectively, the “Application”); and

WHEREAS, the Town of Amenia Planning Board (“Planning Board”) reviewed and considered all the above referenced documents submitted by the Applicant as part of its Application; and

WHEREAS, this action was classified as a Type II action under 6 NYCRR § 617.5(c)(16) of the SEQRA regulations because it involves granting a lot line adjustment; and

WHEREAS, a properly noticed public hearing on the Application was opened by the Planning Board on July 10, 2024 in accordance with the Subdivision Law and NYS Town Law. After providing the opportunity for the public to be heard, the Planning Board closed the public hearing; and

WHEREAS, on August 14, 2024 the Planning Board approved the Application.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the Subdivision Law, the Planning Board hereby extends its approval of the minor subdivision plan entitled “Lot Merger, Lots LL-27 & LL-29, Filed Map 9458-E” by Kirk K. Horton, Land Surveyor (the “Approved Plat”) **until June 26, 2025**, subject to the condition of confirmed payment of any outstanding invoices of the Planning Board’s consultants incurred in connection with this Application and confirmation of the Town Engineer of the form of the Approved Plat; and

PLEASE NOTE: ABSENT AN EXTENSION REQUESTED BY THE APPLICANTS AND GRANTED BY THE PLANNING BOARD, IF ALL REQUIREMENTS OF THE CONDITIONAL FINAL APPROVAL HAVE NOT BEEN CERTIFIED AS COMPLETED BY JUNE 26, 2025, THE CONDITIONAL APPROVAL SHALL AUTOMATICALLY TERMINATE AND BE REVOKED WITHOUT NEED FOR AFFIRMATIVE PLANNING BOARD ACTION.

BE IT FURTHER RESOLVED that the Planning Board hereby authorizes the Planning Board Chairperson to stamp and sign the Approved Plat, certifying it as the Approved Final Plat, upon the Applicant’s compliance with the above conditions, and the final plat submission requirements of the Subdivision Law; and

PLEASE NOTE; THE SIGNATURE OF THE CHAIRPERSON OF THE PLANNING BOARD CONSTITUTING FINAL APPROVAL OF THE SUBDIVISION PLAT SHALL EXPIRE WITHIN 62 DAYS FROM THE DATE OF THE APPROVAL UNLESS WITHIN SUCH SIXTY-TWO-DAY PERIOD THE APPROVED PLAT SHALL HAVE BEEN FILED IN THE OFFICE OF THE DUTCHESS COUNTY CLERK.

BE IT FURTHER RESOLVED, that pursuant to the Subdivision Law, no changes, erasures, modifications or revisions shall be made on the Approved Final Plat after its signing by the Planning Board Chairperson. In the event that any final plat, when recorded, contains any such changes, the plat shall be considered null and void, and the Planning Board shall institute proceedings to have said plat stricken from the records of the Dutchess County Clerk’s Office and the Town Clerk’s Office; and

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

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

Motion By: Ken Topolsky

Second By: Jim Walsh

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

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Robert Boyles, Jr. Chairperson	_____	_____	_____	<u>✓</u>
Nina Peek Deputy Chairperson	<u>✓</u>	_____	_____	_____
John Stefanopoulos	<u>✓</u>	_____	_____	_____
James Walsh	<u>✓</u>	_____	_____	_____
Walter Dietrich	<u>✓</u>	_____	_____	_____
Kenneth Topolsky	<u>✓</u>	_____	_____	_____
Jamie Vitiello	_____	_____	<u>✓</u>	_____

Dated: March 26, 2025
Amenia, New York

Judy Westfall
Judy Westfall, Secretary
Town of Amenia Planning Board