

SPECIAL TOWN BOARD MEETING
June 26, 2007 - 6:30 PM
TOWN HALL

The meeting was called to order by Supervisor Reagon at 6:30 p.m.
Salute to the Flag was conducted.

Emergency Exits were pointed out by the Supervisor.

Roll Call:

| | |
|----------------------|---------|
| Councilwoman Perotti | Present |
| Councilman Euvrard | Present |
| Councilwoman Doyle | Present |
| Councilman Russell | Present |
| Supervisor Reagon | Present |

NEW BUDGET LINE FOR OLD AMENIA LANDFILL

Supervisor Reagon read Resolution #22 of 2007 to amend the 2007 budget to provide for the creation of a new budget line (A00-01-1900-470) for the Old Amenia Landfill cleanup expenses.

RESOLUTION #22 OF 2007: CREATE A NEW BUDGET LINE FOR THE OLD AMENIA LANDFILL CLEANUP EXPENSES

MOTION: S/Reagon
SECOND: C/Doyle
ROLL CALL: C/Perotti - AYE C/Doyle - AYE
C/Euvrard - AYE C/Russell - AYE
S/Reagon - AYE
MOTION CARRIED 5 TO 0.

FLOOD EXPENSES: TRANSFER FUNDS FROM CONTINGENCY

Supervisor Reagon read Resolution #23 of 2007 to amend the 2007 budget to allow the transfer of funds in the amount of \$52,302 from Contingency Line (A00-01-1900-400) to a new line Flood (A00-01-1900-480) to pay for April 2007 flood expenses:

RESOLUTION #23 OF 2007: TRANSFER FUNDS FROM CONTINGENCY TO NEW FLOOD LINE TO PAY FOR FLOOD EXPENSES

MOTION: S/Reagon
SECOND: C/Doyle
ROLL CALL: C/Perotti - AYE C/Doyle - AYE
C/Euvrard - AYE C/Russell - AYE
S/Reagon - AYE
MOTION CARRIED 5 TO 0.

OLD AMENIA LANDFILL: NOTICE TO PROCEED TO C.T. MALE

Supervisor Reagon read Resolution #24 of 2007 to issue a Notice to Proceed to C.T. Male Associates retroactive to March 22, 2007. The bookkeeper is authorized to pay audited claims from C.T. Male Associates from budget line A00-01-1900-470 (Old Amenia Landfill):

RESOLUTION #24 OF 2007: NOTICE TO PROCEED TO C.T. MALE ASSOCIATES

MOTION: S/Reagon

SECOND: C/Perotti
ROLL CALL: C/Perotti - AYE C/Doyle - AYE
C/Euvrard - AYE C/Russell - AYE
S/Reagon - AYE
MOTION CARRIED 5 TO 0.

TRANSFER STATION BACK-UP ATTENDANT

Supervisor Reagon, noting that a back-up was needed for the transfer station attendant (Roger Russell, interim attendant), moved that Councilwoman Doyle be appointed to this unpaid position:

APPOINT COUNCILWOMAN DOYLE AS BACK-UP TRANSFER STATION ATTENDANT

MOTION: S/Reagon
SECOND: C/Perotti
ROLL CALL: C/Perotti - AYE C/Doyle - AYE
C/Euvrard - AYE C/Russell - AYE
S/Reagon - AYE
MOTION CARRIED 5 TO 0.

COMPREHENSIVE PLAN UPDATE

Joel Russell walked the Town Board through the Comprehensive Plan Update Final Draft dated June 20, 2007, pointing out every change that had been made to the document since the May 10 Public Hearing Draft. Some of the changed items include:

- Add names of 6 hamlets (page 5).
- Delete references to Town acquisition of Brickyard Pond (page 25, 26).
- Add Brickyard Pond to the list of ponds under "Surface Water" (page 68).
- Change references to Taconic DDSO and TOD (Transit Oriented Development (page 11)).
- Add reference to Taconic DDSO in Summary on page 22.
- Add reference to possibility of linking Wassaic Hamlet to the existing sewer and water facilities at Taconic DDSO (page 27).
- Tax grid numbers will replace property owners' names in describing road sections on pages 51 - 56.
- Safety and Security: Supervisor Reagon requested that a statement be added to discourage correctional facilities in the Town. It was decided to add a new section 11 for Safety and Security in the Overview Section under "Specific Changes and Policy Implications". Text to be added: "The Town does not want Department of Correctional Services facilities located in the Town."

When all the changes had been discussed, Joel Russell asked the Town Board if anyone had any comments or any changes that had not been discussed. There were none.

REVISED ZONING LAW

The Revised Zoning Law Final Draft dated June 20, 2007 indicates every change that was made to the document since the May 10 Public Hearing Draft. Joel Russell explained that many of these changes were "technical" in nature and that none of the changes made so far (since the May 10 Public Hearing) were substantive enough to require another public hearing. Joel then walked the Town Board through every change that had been made (since the May 10 Public Hearing document). Some of these changes include:

- Add hamlet names (page 5).
- Many wording changes were suggested by Dr. Klemmons; for example, change the word "farmland" to "agricultural soils" (page 5).
- Add footnote to Use Table (page 12).
- Add note that unofficial reduction zoning maps are not legally binding (page 9). The big map in the Zoning Office is the only official map.
- In several places it was noted that a Special Permit would not be needed for a property if that parcel was included in a project for which an approved Master Development Plan existed.
- Special Use permits are not required within the MCO district (page 32) as an incentive to developers. Any development would be subject to site plan review and SEQRA. Because the MCO district is unique (site of an institution that has been down-sized), it has been targeted for development in the Master Plan and, therefore, it is logical to offer incentives to developers to re-develop the site. Councilman Euvrard disagreed and thought that special use permits should be required within the MCO district. [include verbatim quote from Wayne here]
- Delete Specific Plan Option section (page 18) which had been prepared by Joel Russell but later deemed unnecessary. Councilman Euvrard and Councilwoman Perotti wanted this section to remain in the document.
- Add photographic simulations to balloon testing (page 22).
- A Master Development Plan gives discretion to the Planning Board (page 37).
- Several changes were suggested by Silo Ridge, most of which were clarifications about how the Revised Zoning Law would affect the Silo Ridge Project which is already in progress. For example, a new section 9 was added on page 38 to discuss "Development Area Treated as a Unit".
- If an Equestrian Center (e.g. Keane Stud project) has workforce housing over a barn, it still counts as "workforce housing". As such, it cannot later be converted to market units. Supervisor Reagon mentioned that a Workforce Housing Board or Authority would be needed. Several examples of workforce housing were discussed.
- "Conservation subdivision with reserved land" (page 44) was changed for clarification.
- Code Enforcement Officer (page 116), new definition.
- Hotel-Condominium (page 118), new definition to prevent a hotel from sliding into an apartment building.
- Warehouse definition (page 123), add self-storage.
- Outdoor Storage of personal Property (page 87), add "unless vehicular access to such yards is not feasible." If personal property (e.g. a boat) were stored in the front yard, it would fall under the category of "prior non-conforming use".
- Cover page, add New York State Quality Communities Grant Program to list of funding sources.
- Joel Russell explained that the Revised Zoning Law does not affect the helipad prohibition that exists in Amenia.

PROCESS LEADING UP TO VOTE ON COMPREHENSIVE PLAN

Joel Russell said that he would communicate the minor changes made this evening to AKRF who will print the final form including nice covers, by early next week. Attorney Michael Hayes will prepare the resolutions for adoption of the Comprehensive Plan Update and the Revised Zoning Law. At the request of

Councilman Euvrard, the vote on adoption was scheduled for July 19 at the regular Town Board meeting.

MAPS

Darlene Reimer presented the Town Board with two colored maps: Existing Business/Commercial and Proposed Business/Commercial. The old GB (General Business) and HB (Highway Business) have been replaced by the new HM (Hamlet Mixed use) which allows cottage industry as well as other commercial and residential uses.

ADJOURN

The motion to adjourn was unanimous at 8:25 p.m.

Respectfully submitted,

Gail Hermosilla,
Amenia Town Clerk

Approved by Town Board: Aug. 16, 2007
Draft to Town Board: 7/5/07 (email), paper to Wayne

C:\Town Board\minutes\2007-06-26 - Compr.Plan final draft.doc, 8/20/07
Gail home PC:\C:\Gail\Town Clerk\ minutes\2007-06-26 - Compr.Plan final draft.doc,
7/04/07