

SPECIAL TOWN BOARD MEETING
TOWN HALL
March 22, 2007 - 7:00 PM

The meeting was called to order by Supervisor Reagon at 7:00 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

OLD AMENIA LANDFILL

Supervisor Reagon announced that the Town Board had completed the interviews of four contractors for the remedial design and construction oversight of the Old Amenia Landfill and that C.T. Male Associates had been selected:

AUTHORIZE KIMBERLEA REA TO NEGOTIATE WITH C.T.MALE FOR OLD AMENIA LANDFILL
REMEDIAL DESIGN AND CONSTRUCTION OVERSIGHT

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

LAWN MOWING

Supervisor Reagon notified the Board that it was time to advertise for lawn mowing bids. The deadline of April 16 was decided upon with the award to be made on April 19:

AUTHORIZE TOWN CLERK TO ADVERTISE FOR LAWN MOWING BIDS

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.

After a brief discussion of the lawn mowing specification it was decided to amend the spec to include cutting of the grass buffer on Mechanic Street between the sidewalk and the street:

AMEND LAWN MOWING SPECIFICATION

MOTION: C/Perotti
SECOND: C/Euvrard
ROLL CALL: C/Perotti - AYE C/Doyle - AYE

C/Euvrard - AYE C/Russell - AYE
S/Reagon - AYE
MOTION CARRIED 5 to 0.

RECREATION MAINTENANCE WORKER AND ETHICS COMMITTEE POSITIONS

Supervisor Reagon informed the Board of two vacancies on the Town Ethics Committee, one of which must be filled by a town employee, although both positions must be town residents. She also mentioned that the Recreation Maintenance worker, a seasonal job of 20 hours per week, needed to be advertised. It was decided that both positions could be advertised together with an application deadline of April 16:

AUTHORIZE TOWN CLERK TO ADVERTISE FOR POSITIONS ON ETHICS COMMITTEE AND RECREATION MAINTENANCE WORKER

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.

COMPREHENSIVE PLAN EAF

Joel Russell and Graham Trelsted, town consultants for the Comprehensive Plan Update project, briefly described the history and process of the Comprehensive Plan Update. Graham Trelsted of AKRF went over a draft timeline for the project and also the draft EAF (Environmental Assessment Form). It is the opinion of AKRF that the Comprehensive Plan Update and the Zoning Amendments will not have a significant environmental impact. If a negative declaration is decided, that is the end of the SEQRA process. Receiving of the EAF by the Town Board is understood, so no resolution is needed. Supervisor Reagon said the EAF would be referred to the County after the April 5 Town Board meeting.

COMPREHENSIVE PLAN - SET PUBLIC HEARINGS

Supervisor Reagon read Resolution 9 of 2007 which (1) classified the Comprehensive Plan as a Type I action under NYCRR; (2) said the plan was subject to an uncoordinated SEQRA review; (3) referred the proposed plan and proposed new zoning code to the Dutchess County Department of Planning and the Amenia Planning Board; and (4) set two public hearing dates for Saturday April 28 from 9:00 a.m. to noon and Thursday May 24 from 7:00 to 9:30 p.m. The public hearings will be taped and televised later. The venue will probably be the Amenia Elementary School.

RESOLUTION 9 OF 2007: SET PUBLIC HEARINGS FOR COMPREHENSIVE PLAN FOR SATURDAY APRIL 28 AT 9:00 AM AND THURSDAY MAY 24 AT 7:00 PM

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.

TOWN CODE - AMEND ZONING CHAPTER

Supervisor Reagon read Resolution 10 of 2007 which is a Local Law to (1) repeal chapter 121 "zoning" of the Town Code and adopt a new chapter 121; and (2) delete section 24-3 "Power to modify zoning restrictions" from Town Code

chapter 24 Planning Board. The latter refers to clustered development and is in contradiction with both the old and new zoning laws.

RESOLUTION 10 OF 2007: LOCAL LAW #2 OF 2007: AMEND THE TOWN CODE TO REPLACE THE ZONING CHAPTER AND DELETE 1 SECTION UNDER PLANNING

MOTION: S/Reagon

SECOND: C/Russell

ROLL CALL: C/Perotti - AYE C/Doyle - AYE
 C/Euvrard - AYE C/Russell - AYE
 S/Reagon - AYE

MOTION CARRIED 5 to 0.

ANNOUNCEMENTS

- April 14 Saturday is Town Cleanup Day. Volunteers should meet at Town Hall at 10:00.
- April 14 is Amnesty Day at the Transfer Station for all holders of valid transfer station permits. Hours are from 7:00 a.m. to 3:00 p.m.
- March 31 Saturday is the Easter Egg hunt at the Amenia Fish and Game Club.
- Amenia senior citizens are asking Verizon to republish the directory because the type is too small to read.

PUBLIC COMMENT

- Teresa Zuna voiced her concern about the Taconic DDSO closing. Once she realized that the March draft of the Comprehensive Plan Update had removed the closure language and that there was no recommendation to affect either the staff or the clients, she was relieved.
- Bill Carroll took exception to the suggestion that the north end of the DDSO property could be used for mixed-use hamlet. He encouraged the development of our two existing hamlets, Wassaic and Amenia, first.
- Tom Werner agreed with Bill Carroll and voiced his opinion that major developers were given too much by the proposed plan.
- Pat Nelligan disagreed with the concept of running the public hearings for the Comprehensive Plan and the new zoning at the same time. Joel Russell explained that there is a legal requirement that the Comprehensive Plan and the Zoning must agree, so it only makes sense to do them together. The concept has been done before and stood up to court challenge (Town of Goshen).
- Stephen Perotti of Lone Pine Farm suggested that a department store would be perfect for his property on the west side of Route 22 across from FreshTown plaza. He also suggested that the proposed 150-foot buffer zone from every stream in town, be limited to registered streams and not apply to runoff streams. Joel Russell clarified that the main reason the Comprehensive Plan Update calls for commercial development only on the east side of Route 22 is due to the current road situation with Cascade Road joining Route 22 at

a very dangerous spot relative to the intersection with the FreshTown plaza. If it is decided to have commercial development on both sides of Route 22, then Cascade Road must be redirected and a traffic light added.

- Terry Krauss questioned whether Alan Shope intended to develop the north campus of DDSO or leave it to decay.
- Alan Shope, owner of the north campus of DDSO, summarized the history of his involvement with the property. He had been advised by the Town to delay any action on the property until the new Master Plan and new zoning laws were enacted, so he waited. He related his frustration trying to get answers about the future course of DDSO. He promised not to develop the north campus if DDSO remains open.
- David Garvin, DDSO employee, wondered if the statement on page 16 about "more high quality jobs" was insinuating that other jobs would be better than DDSO jobs. Mark Doyle clarified that on page 16 "more high quality jobs" meant additional jobs added to the existing base.
- Neila Cardus emphasized that DDSO had no new clients and has never been a secure facility; it is part of the Office of Mental Health.
- Jim Kemenash, regional director NYSPEF, agreed that "civil confinement" is not correct for Office of Mental Health. He also commented on the fact that when a town moves from rural to suburban, it costs the town in taxes. This is because the services required by new homes costs more than the taxes paid by the new homeowners. He also regretted that the Comprehensive Plan did not list the types of businesses that Amenia wanted to attract.
- Jason Haenel pointed out that DDSO is the single largest employer in Amenia and that it is mentioned in five bolded headings within the Comprehensive Plan. Unfortunately, only half of one sentence talks about maintaining jobs at DDSO. DDSO infrastructure (water and sewer) are in place. Could these be brought down to the hamlet? DDSO is willing to help. The Comprehensive Plan should say "Keep DDSO there and fight to expand it."
- Steve Benardette praised the Comprehensive Plan as a terrific document and thanked the CPIC members especially Harry Clark and Mark Doyle.
- Linda Gregory observed that the top of page 18 "Recent Issues Needing Resolution" appears to be speaking about a specific person or persons. She also felt the statement at the bottom of that page ("This can only happen if there is a sewer system to support a wide variety of commercial and residential uses.") should be removed. Page 20 paragraph 4 should say "the east and west side" of Route 22 should be planned for development, not just the west side.

- Darlene Reimer, CPIC member, noted that the new proposed zoning provided about 100% more area for general business than the current zoning. The old general business designation did not allow for density, apartments above the business, etc. We need residences within walking distance of the hamlets.

ADJOURN

The motion to adjourn was unanimous at 9:50 p.m.

Respectfully submitted,

Gail Hermosilla,
Amenia Town Clerk

Approved by Town Board: 4/19/07

Draft to Town Board: 3/26/07 (email), hard copy to Wayne

C:\Town Board\minutes\2007-03-22 - Compr. Plan.doc, 4/19/07

Gail home PC:\C:\Gail\Town Clerk\ minutes\2007-03-22 - Compr. Plan.doc, 3/25/07