

Minutes of the Comprehensive Plan Implementation Committee

Date: March 13, 2006

Location: Town Hall

Attendance: Mark Doyle
Dolores Holland
Rudy Eschbach
Bill Flood

The agenda was to discuss the preparations for upcoming meetings including a public meeting in April and to discuss a framework for discussing issues with residents on an individual basis during committee meetings.

Residents attending were: Bethany Ralph, Mr. and Mrs. Sam Bailey and Charlotte Murphy.

Mark Doyle opened with the agenda and a comment that the committee would need to address requests for zoning map alterations on the basis of well-understood guiding principles. He also said that the committee would not be making any commitments to changes during future meetings and that a revised draft zoning map would be developed for further public comment.

Sam Bailey explained that he was disappointed in the HR zoning of his father's properties. They are presently zoned HB according to Sam. The committee agreed that previous discussions had concluded that the business development area should extend to the Mygatt/ Sheffield intersection and that they would entertain possible changes to the draft, zoning map.

Sam proceeded to discuss properties under his management which belong to Ray Leersy (sp?) One is the "Perotti" property above Cascade road and the other is the Helen's Pond farm off Sharon Station Road. He was concerned that the draft zoning map curtailed development potential on the lower reaches of the Perotti property and there was some discussion about the way that the new zoning functions in relation to density calculations and bonuses. In the case of Hound's pond, he seemed to feel that the zoning was very appropriate as the market supports large acreage subdivisions and mini-estates.

Bethany Ralph spoke on behalf of the owner of what has been called the "Petrillo" property, Henry Paparazzo. Her statement for the record was that he would prefer the land be zoned for a density equivalent to the

Medium Residential one- acre zoning presently indicated for the property. She wanted a clear rationale for the draft zoning now indicated as RA. (With a section on the south end zoned HR). Mark Doyle and committee members responded that the key criterion was that it was a large parcel comprising primarily Prime Agricultural soils. Other guiding criteria were: that it borders the Ten Mile River and therefore forms part of an important green corridor running north/ south, which includes the large State Multiple use area, and that the current use is agricultural.

She then asked if the Soil Mining overlay district map was complete and did it include this property. The answer was that a map had not been drafted, but that considering the location of the property and the apparent presence of gravel, it would be reasonable to consider this a candidate for some degree of mining. The committee discussed the fact that more information was needed in order to make decisions on this important aspect for the community and mining interests. It was requested that Bethany Ralph speak to her clients and arrange for a representative with geological knowledge and data to attend a committee meeting along with other mining interests. It was thought that this could be accomplished in the next few weeks.

Mark Doyle mentioned that Tony Cahill and Amenia Sand and Gravel had been in contact with a similar request for geological mapping information.

Charlotte Murphy stated that she understood Joel Russell to have spoken in favor of bump-outs and traffic calming devices on route 22 going through the hamlet of Amenia. Her opinion was that this would be a bad idea as heavy truck traffic would make this un-workable. Dolores Holland responded that she understood the plan to be that of planting trees on the existing sidewalk, which would result in the appearance of a narrower road, thus slowing the traffic but not impeding it.

Rudy Eschbach asked about the need to have language enabling a shooting preserve. Members thought that the “membership” provision of the code would enable that, but referred the question to Joel Russell.

A letter from Sharon Kroeger requesting that her and adjacent land be zoned as RA as opposed to RR, was discussed. This includes the land s of Taylor Pyne. Mark Doyle discussed the concept of a list of principles for addressing such requests. He suggested that owners of property wishing to have a change made in the draft from a higher density zone to a lower in the Rural areas and where that property adjoins the lower density area on the draft map, should be accommodated. Committee members agreed to the principle.

There followed a discussion on the written comments from Cuddy and Feder on behalf of Silo Ridge. Regarding their comment that 35 feet was too low a height restriction, the committee resolved to ask (Rudy) the fire commissioners for more information regarding fire code and their mechanical needs. It was thought that this base level could remain in place with the condition that higher buildings should satisfy the requirements of the town emergency services.

The comment regarding the restriction of 80% land set aside for conservation led to a discussion about the actual percentage of land that is currently planned as having impervious coverage and the need to look at ways for them to reduce road surfaces. Aside from designing the buildings in closer proximity to each other, an additional method of using pervious pavers was discussed. This language should be mentioned in the document.

The comment regarding the set-backs from watercourses as required by the SCO district resulted in the committee wishing to see which areas in particular concerned the applicant.

The letter from Fredric Levin of FWL Properties, LLC was discussed. His contention is that the application of the OC zone to the southern portion of the old Flood and Bull property is not realistic in terms of the demand for such land and has a prejudicial impact on the balance of the land, for which he envisions large, 20 acre parcels.

The committee, although reluctant to lose “commercial” land availability, felt that the request for a lower impact designation of RA, which would result in enlarging the adjacent RA area, would be favorably considered.

Dolores Holland drew the committee’s attention to the newspaper article that all Environmental Impact Studies resulting from the SEQRA process would now be required by law to be available on the “web”.

Written by: Mark Doyle