

Town of Amenia
Comprehensive Plan Implementation Committee
September 20, 2005

Present: Mark Doyle, Rudy Eschbach, Bill Flood, Dolores Holland,
Darlene Riemer,
Joel Russell.
George Fenn, Chairman, Planning Board.

Note: The subjects under discussion were of a visual nature - J.
Russell distributed a set of maps which were examined and discussed.
Preliminary lines were drawn to mark the zones as they are outlined in
the second draft.
Only specific suggestions, questions and responses will be noted here.

In response to a question from R. Eschbach on 9/7 regarding the
processing of minerals which are not mined on-site, J. Russell said
that mining, as defined by the State, means " the extraction, removal
of minerals from their original location and the preparation, washing,
cleaning, crushing and other preparation of minerals can only be done
at the mine location - not off-site".

If the materials are trucked in , the Town has the power to regulate
the operation.

'Grandfathered' operations are exempt and can only be prevented from
expansion.

J. Russell spoke with Russell Urban-Mead who is willing to address the
Town and Committee on the subject of Aquifers, give explanations and
answer questions so long as no one has a problem with the fact that his
firm represents Silo Ridge.

The fee mentioned was \$800.00. J. Russell suggested that he, with the
authorization of the Town, bring on R. Urban-Mead as a subcontractor.

M. Doyle that the section on Conservation Analysis in RR, RA and SR
districts should be placed ahead of the options. J. Russell said that
that it should instead be an amendment to the subdivision regulations.

To begin the mapping process, J. Russell suggested that the committee
members walk - or drive- the hamlet with maps in hand - making it
easier to recognize natural boundaries.

Hamlet Mixed Use: tentative lines were drawn including Serevan
restaurant to the West, Mechanic Street to the East, the Metro Cafe to
the South and Foodtown Plaza to the North. (Walking distance from the

center of the Hamlet approximately 1/4 mile in each direction.)

J. Russell stressed the need for finding areas where service businesses- buffered and well shielded from neighbors and from the road - will be possible.

Hamlet Mixed Use and Hamlet Residential should be included in the Sewer District - which will probably closely correspond to the current Water District. D. Riemer said that this entire subject has to be 're-visited' as the plans are about 4 years old.

J. Russell's suggestions re: the sequence of action:

1: Proceed in the same vein for the Hamlet of Wassaic. (HM and (HR) John Clarke is working on a plan for the area.

2. Identify areas with existing strip- commercial developments on rte 22 and rte 343 and make a decision as to whether you want it to continue or not. (Remember that Highway Commercial is very different in character from Hamlet Commercial.)

3. CO: Concentrate on finding areas where large parcels are available with good access to one of the major roads and where new businesses (NOT retail) would be possible and welcome.

4. SR: should be zoned to accommodate those subdivisions which already exist in the area. Decide whether the town wants to add to existing or prefers rural or hamlet-type development.

5. M: Should be only those areas in which the Town wants heavier manufacturing type uses, State and Federal law says that you have to allow adult entertainment in the community - a small industrial zone might be the place to accommodate that. If no suitable parcel for industrial use can be found, the subject needs to be discussed further. M. Doyle suggested that a piece of State land near the hamlet of Wassaic might be perfect and should be considered. J. Russell said the State land should be zoned for what the Town would like it to become.

6. RA/RR: These areas will be the largest where the least development should occur.

Overlay Districts.

J. Russell: Most of these will be obvious - the Flood Plain Overlay will correspond to the current Flood Hazard Overlay but should be updated. The Stream Corridor District: Roads define exactly where it is. The 150 ft number is not a setback but denotes an area where a site plan is required. (See Page 18). The SPO : this area will require some

thought. Need to decide which roads, or stretches of roads, to protect. The district include the Harlem Valley Rail Trail in its entirety, roads and high-ground, ridge line areas which are the most difficult to define and includes a certain amount of judgment. Any negative visual impact has to be discouraged. D. Holland pointed out that the older Master Plan covered many of these subjects and ought to be consulted. R. Eschbach suggested drawing the lines on topographical maps. The Soil Mining Overlay and the criteria for it have been discussed earlier. The Town needs to decide on possible locations. The Resort Development Overlay - only two projects, Troutbeck and Silo Ridge are currently being discussed. M Doyle suggested that the Town should be prepared and have guidelines in place for future applications.

Mobile Home Parks should be reviewed on a case-by-case basis.

J. Russell will join the Committee for the next meeting as soon as preliminary maps are available for review. The next text draft will be completed at the same time as the final maps.

The next meeting is scheduled for Monday, September 26 at 7:00 PM.

Submitted by Monique Montaigne
September 26, 2005