

Town of Amenia

Comprehensive Plan Implementation Committee
October 3, 11 and 17 Mapping Sessions

October 3:

Present: Mark Doyle, Bill Flood, Dolores Holland, Darlene Riemer.

The committee continued to work on the draft zoning maps.

Zoning for Condos was discussed - language needs to be added. In addition the question of how small lots can be in the RA district - Do the lots have to be 5 - 10 acres? J. Russell had responded via e-mail that they could be one acre in size as long as the overall density remained correct for that district.

Zoning of the land across from Foodtown was discussed and there were two opinions - 1: it should be designated CO as long as provisions are made for buffers for views and open space. 2: it should be designated HR so that increased residential density could be achieved along with a mix of compatible commercial uses. This would allow a practical combination of commercial and residential uses in proximity to the shopping plaza. The committee colored the map for HR designation. Further discussion concerned the need for new construction to include the installation of water meters in order to prepare for eventual sewer hook up. Water meters are needed now.

Mapping work was done on gravel mining and scenic overlays.

(Notes by Dolores Holland - additions by Mark Doyle.)

October 11:

Present: Mark Doyle, Bill Flood, Dolores Holland, Darlene Riemer.
George Fenn.

The meeting was held at Darlene Riemer's office as all appropriate spaces in the Town Hall were occupied

The purpose of the session was to review the larger draft map and get it approved for digitization at County Planning.

The subjects discussed were:

The land around Foodtown,

The land between Perry's Corners Road and Rte 22,

The removal of HR areas in the hamlets of Leedsville, Amenia Union and South

Amenia,

The creation of CO areas at Lopane's on Rte 22, across from the Wassaic train station, at the State side of the State School and on land on the north side of Rte 44 entering town between Serevan and Welsh's.

Also discussed was the possible reaction of residents to the comprehensive re-zoning which focuses business and residential use in appropriate locations and densities according to the masterplan and

Action Amendments.

(Notes by Mark Doyle)

October 17:

Present: Mark Doyle, Rudy Eschbach, Dolores Holland, Darlene Riemer.
George Fenn.

Work on the maps continued. The possibility of adding CO zones along Rte 22 was discussed.

Included might be the area around Cousin's the old Bull Farm, the area around Foodtown.

Question for J. Russell re: resort overlays: do we get the right results by putting in 15% of impervious surface? And is that (maximum) 15% a part of the entire parcel, or of the 20% land that is to be built upon.

The area of the gravel mining plant (Amenia Sand and Gravel) needs to be clearly designated .

The Patrillo lot has a lot of prime soil and gravel - should we do a gravel mining overlay? We must be very precise about this - the line has to be drawn away from the houses.

The map colors for the zones will be:

HM - red

HR - bright green

SR - lilac

HC - orange

CO - blue

RR - brown

RA - olive green

M - purple

The agenda for the next meeting (October 24) with J. Russell - will include the above questions, discussions about condo developments, antique businesses in RR, proposed new CO areas (Foodtown core area, etc.), whether or not Sims will join the water district and the importance of creating stronger and more binding language for ridge line overlays.

R. Eschbach suggested that the zone designations should be marked on top of the coloring for easier, more immediate identification. D.

Holland will attend to that.

Submitted by Monique Montaigne

October 23, 2005