



TOWN OF AMENIA
TOWN BOARD

4988 Route 22, AMENIA, NY 12501
(845) 373-8860 www.ameniany.gov

Resolution No. 53 of 2021

**RE: RESOLUTION ACCEPTING PAYMENT IN LIEU OF PROVIDING
WORKFORCE HOUSING FROM SILO RIDGE VENTURES, LLC
PURSUANT TO THE TOWN OF AMENIA WORKFORCE HOUSING
LAW**

WHEREAS, the Town Board of the Town of Amenia adopted a Workforce Housing Law in recognition that people with moderate incomes who work in Amenia and/or provide volunteer services to the Town lack opportunity to find housing within the Town that is affordable to them; and

WHEREAS, pursuant to the Workforce Housing Law any development of 10 or more dwelling units must have at least 10% of the units classified as Workforce Housing Units; and

WHEREAS, the Town Board of the Town of Amenia, by Resolution No. 35 of 2014, adopted a local law establishing a fee to be paid in lieu of providing Workforce Housing (the “Local Law”) as an alternative to the construction of Workforce Housing; and

WHEREAS, the Town Board, pursuant to Resolution No. 36 of 2021, authorized the creation of a Town Workforce Housing Trust Fund for the purpose of receiving funds from residential contractor/developers for payments and/or fees received and/or gifts collected by the Town pursuant to the Town’s Workforce Housing Law; and

WHEREAS, Silo Ridge Ventures, LLC (“SRV”), is developing a mixed-use resort community which currently has 245 approved dwelling units requiring a total of 25 (245 x 10% =24.5 rounded up to 25) units to be classified as Workforce Housing Units; and

WHEREAS, pursuant to the calculations set forth in § 121-42 (N)(3)(a) of the Workforce Housing Law, the fee to be paid in lieu of Constructing Workforce Housing is \$611,000.00; and

WHEREAS, SRV is in agreement with the total amount due of \$611,000.00; and

WHEREAS, pursuant to § 121-42 (c)(4) of the Town Code, the payment of the \$611,000.00 is to be paid in phases; and

WHEREAS, the first phase requires SRV to pay 10% of the “Payment In Lieu Of” fee upon receiving Certificates of Occupancy for 25% plus one of the Market Rate Units; and

WHEREAS, 25% of 245 units plus 1 unit is a total of 62 Market Rate Units receiving Certificates of Occupancy; and

WHEREAS, Michael Segelken, Town of Amenia Building Inspector and Code Enforcement officer, has confirmed that SRV has been issued 62 Certificates of Occupancy; and

WHEREAS, SRV has confirmed receipt of 62 Certificates of Occupancy and hereby agrees with the calculations for the amounts due as payment in lieu of providing Workforce Housing in accordance with the Workforce Housing Law.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The recitations set forth above are incorporated in this Resolution as if fully set forth and adopted herein.
2. SRV concurs with the calculation for the total amount due of \$611,000.00, 10% of \$61,100.00 of which is to be paid immediately as SRV has now been issued 62 Certificates of Occupancy.
3. The Town Board of the Town of Amenia hereby acknowledges receipt and accepts the payment in the amount of \$61,100.00 and directs the Town Supervisor to deposit said

funds into the Town of Amenia Workforce Housing Trust Fund to be administered by the Town Board in accordance with Workforce Housing Law.

4. The Town Board hereby authorizes the Town Supervisor to execute any and all documentation necessary to deposit said funds into the Workforce Housing Trust Fund.

5. The Town Board hereby directs Michael Segelken, Town of Amenia Building Inspector to refrain from issuing any further Certificates of Occupancy to SRV until such payment is received and deposited into the Workforce Housing Trust Fund.

Motioned By: Somogyi

Seconded By: Doyle

The foregoing resolution was voted upon with all councilwomen/councilmen voting as follows:

Supervisor Perotti	Aye
Councilwoman Doyle	Aye
Councilman Gutierrez	Aye
Councilman Morris	Aye
Councilwoman Somogyi	Aye

Dated: Amenia, New York
October 21, 2021


DAWN MARIE KLINGNER, TOWN CLERK