



# TOWN OF AMENIA

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## AMENIA HOUSING BOARD

Meeting  
Sunday, February 20, 2022

RECEIVED

MAR 08 2022

Amenia Town Clerk

### MINUTES APPROVED 3/6/22

PRESENT: Charlie Miller (Chair)  
Jeff Barnett-Winsby (Secretary)  
Alison Francis (Member)

Sam Buselle (visitor)  
Vicki Doyle (TB Member)  
Leo Blackman (TB Liaison)

Meeting opened @ 10:04AM Meeting conducted via zoom.

#### Reopen with AKRF Memo conversation cont.:

- 1) Charlie asks about the process for zoning review citing importance due to impending developments. Leo outlined the Zoning Review Committee process.
- 2) Review of the conversation surrounding the AHB's broad support for the memo's recommendations. It is mentioned by the chair that the floating zone should be tabled. Discussion surrounding next steps for outlining our recommendations.
- 3) Proposal from Leo that the AHB should join the town board March 3rd to hear from AKRF in their presentation. The Chair inquires about how we procedurally move forward to support this memo.
- 4) Discussion surrounding funding needed in order to move this forward.
- 5) Chair proposes a letter from the AHB to the town board. Vicki will recommend that Charlie introduce Ashley from AKRF at the March 3rd meeting.
- 6) Discussion surrounding the fee-in-lieu-of changes. Chair proposes the review as part of the code's reference to an "annual review" of the fees as opposed to tying it to a major code change. 121.42b code reference. Chair suggests drafting a letter supporting a review separate from the memo and will circulate for comments this week. This is agreed to.
- 7) Leo brings up the review of the AHB's responsibilities. Challenges are presented around expanding the scope of AKRF's memo to support this review. Nina Peek's potential conflict of interest in relation to her employment by AKRF and her role on the planning board. Discussion around the appearance of conflict. The board agrees this potential expansion of scope does not constitute a conflict.
- 8) Chair moves discussion to the mini grants being offered by HRH. He feels we need to find funds to support the change to our code. Chair had a conversation with Elizabeth Celaya at HRH and she felt that this was a valid grant opportunity. The process is discussed where the TB must make a motion to support the grant application. This could happen March 3rd. The deadline for the grant

is March 1st. Vicki and Leo will bring this to the TB in their special meeting February 23rd at 6PM before the March 3rd meeting.

- 9) Sam Busselle joins the discussion in his role as a member of the Tri Town Coalition. Chair of the Millerton Northeast TTC working group.
- 10) Jeff reminds the group about the code change to no longer restrict eclectic hot water and heat generation. Chair will draft a letter to reflect this.
- 11) Chair outlines Sam's proposal. Leo is concerned about the viability of a housing expo. His preference is a portable presentation. Discussion surrounding the concept of an expo in this case. Sam feels that people really need to see housing typologies to help mitigate affordable housing fears. Sam hopes to galvanize the energy of these towns in the TTC and feels these tools could be essential to move this forward. Leo asks about administration of funds and relevant responsibilities. Sam hopes to have multiple towns apply to reach a larger budget goal of \$25,000. Leo mentions part of the award includes time with marketing consultants. He feels this is very important. This is defined as 10 hours of time. Chair asks us to review our approach with a review of assets we need and redefine our focus. He feels shared assets for marketing makes a lot of sense. Chair makes a case for the development of an online presence. Alison feels a physical flier presence is also important to drive towards online information. Spanish speaking population is discussed as a priority. Jeff proposes the WP supporting this.
- 12) Chair outlines his recommendations for the AHB application. 1) fund changes to code, 2) community outreach which overlaps with TTC, and 3) outreach to developers as RFP/toolkit. Leo mentions a concern around not having specificity without having an affordable housing plan. Pattern for progress is mentioned as having provided some data from the census that may give a good baseline. Vicki mentions Ken Carney as a developer who we could speak to to understand what would attract them. Sewer. All agree we need to really engage with other towns and developers to understand what it is they are looking for and how we can help. Discussion of the sewer district and opportunities. Discussion around GEIS and streamlining of development requirements. Jeff will attempt to draft language around #3 and the RFP. Sam brings up HRH and Carney, MASS Design and their work supporting preplanning. Alison asks about the process of interviewing and determining what we have to offer and asks about properties the AHB thinks are viable.
- 13) Questions from Alison about what is happening in town development wise and what is on the table for the future. Chair reinforces that the town cannot be a developer and returns discussion to clarifying the mini grant application approach. HRH is described as not being as open as members of the AHB would like them to be.
- 14) Questions around whether or not we collaborate with TTC in their application for the HRH mini grant. IF we co-apply the TB needs to approve the action. Read through the TTC application. Members of AHB are critical that the application does not have digital deliverables. Sam feels the proposal outlines a way forward to educate the community. Vicki asks about how many towns have ok'd the TTC approach. Leo inquires about the usability of the collaborative deliverables. Leo wants to understand the specific needs of Amenia and ensure we get that from this. AHB leans toward not collaborating with the TTC at this time. Vicki suggests changing the proposal. Sam reasserts the need for the project manager hire. Chair asks for a decision point around our approach. We continue the discussion around the viability of collaborating. Questions around the division of focus and TB buy in essentially undermine the ability of the AHB to participate. Discussion shifts to digital outreach over in person meetings. Jeff motions, Alison seconds, and all vote in favor to apply as the AHB and to not co-apply with TTC.

Approval of Minutes:

- 1) Discussion of 2/6/22. Leo makes corrections for typo. Jeff makes a motion to accept the minutes, Alison seconds. Passes
- 2) Discussion of minutes from 1/30/22 Alison makes a motion to accept with Jeff making spelling edits, Jeff seconds. Passes

Next meeting is 3/6/22 at 10AM on Zoom.

Jeff suggests looking for more AHB members. Vicki and Leo mentioned there may be some openings. Chair feels we need at least five members on our board, and there is space for 7 Housing Board members, per 2008 Town Board resolution establishing original members. Each member "should be appointed for a term equal in number of years to the number of members of the Housing Board."

Jeff motions for adjournment, Alison seconds.

Meeting adjourned at 12:15PM

Submitted By: Jeff Barnett-Winsby (Housing Board Secretary)