



TOWN OF AMENIA

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AMENIA HOUSING BOARD

Meeting
Sunday, February 6, 2022

MINUTES APPROVED

RECEIVED

MAY 03 2022

Amenia Town Clerk

PRESENT: Charlie Miller (Chair)
Jeff Barnett-Winsby (Secretary)
Stacy Mantel (Member)
Alison Francis (Member)
Tracy Salladay (Member)

Vicki Doyle (TB Liaison)
Leo Blackman (TB Liaison)

Meeting opened @ 10:02. Meeting conducted via zoom.

Discuss AKRF proposal.

1. Jeff suggests changes to current code which restricts electric heat and HW generation. Without this change code could not allow for heat pumps. Consensus that energy efficiency is important and discussions around Passive House certification/compliance follows.
2. We reassert that we are suggesting changes to the TB with the hope that the TB utilizes a planner in this process of reworking housing requirements.
3. Chair asks that the AHB works to ensure familiarization with our own code as well as comp codes in region. Suggests some of our code has specific language that is not often replicated in regional town comps.
4. Recommendations #1 discuss legality around point system. Challenges around point system in regards to Federal funding, state funding, etc. Leo offers to research legality of such structure. General consensus is that if we are able to legally privilege housing for residents and workers of Amenia, we would like to. Discuss the housing board role, relationship to HRH or other? We agree that a 3rd party should be hired. We like the annual report. Stacy asks to be recorded as opposing this removal. The rest of AHB leans towards supporting this recommendation.
5. Recommendation #2 No one could find a minimum in NYS code. Voted to approve NYS building code. Did not pass unanimously. Stacy Mantel voted no and requested to be recorded as such.
6. Recommendation #3 Discussion of the minimum wage removal. Questions around overall need of this language.

7. Recommendation #4 Discussions surrounding this recommendation cover the point system. There is confusion around how this could impact financing. We like the spirit of the preference list but would like clarification from the planner around their recommendations.
8. Recommendation #5 Leo feels the AHB cannot manage at this scale. Leo wants to go point by point through the list to clarify responsibilities. Chair returns to feeling that the recommendation be accepted. Chair suggests this discussion is too granular and to hold off on this for now. Return to consensus around third party and annual report.
9. Recommendation #6 We are pausing on this. TB should discuss.
10. Recommendations #7 Leo shares narrative about Silo where he feels the code failed the town and we need to change to prevent this from happening again. Chair suggests it should be high enough to incentivize building over spending fee. Vicki likes FIL because it could fund sewer for the downtown. She feels another big developer could underwrite/jumpstart wastewater and she does not want to see that go. Jeff suggests we go to regional comp levels and then discuss other ways to inspire housing down the road. If you have to build 10 housing units currently you have to build one affordable housing unit. Board recommends we bring ourselves in line with other towns. Specifics of how this is figured out should be discussed later.
11. Financial Incentives Leo thinks we should support donation of land. Leo likes a pre approval of sites that could be developed. Jeff brings up GEIS to speed up approvals process. Vicki offers more history of this tool from PACE Law. Vicki asks for AKRF to give feedback on the GEIS success. Vicki suggests American Rescue Plans supply some of 400k for planning in support of this. The board agrees that we should support a streamlining of requirements to incentivize housing development such as utilizing GEIS's and identifying sites for redevelopment.
12. ADU Leo feels the issue here are financial incentives and the lack of these which prevent conversions. Jeff suggested informational outreach and property tax abatements. Jeff also suggested lowering the sq ft minimum for the ADU. Chair asks about state code. Chair suggests funding and septic capacity could be barriers. Leo feels it should be by right in any zone except HC and OC where housing does not traditionally have housing. Board agrees with all points of suggestion.
13. Multi-Family Zoning. There is not a consensus around this. TB members and Stacy Mantel are nervous around farmland loss. Jeff suggests a cap on units the zone could allow. There is consensus around supporting multifamily in town centers.
14. Discussion around requesting ethics boards opinion in potential conflicts of interest. Jeff is willing to request an opinion regarding his role with the flag lot and other potential future conflicts. Other board members agree to this approach that it should apply to all AHB members.
15. Future meeting is 2/20 at 10AM. Recurring meeting established as first Sunday of the month at 10AM with additional work sessions to be added as needed.
16. Board agrees to apply for HRH housing grant of \$5,000. Alison and Charlie will work together to apply.
17. Adjournment at 11:34AM.

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