



TOWN OF AMENIA

PLANNING DEPARTMENT
4988 Route 22, AMENIA, NY 12501
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PLANNING BOARD MEETING
WEDNESDAY, SEPTEMBER 28, 2022
7:00 P.M. – IN-PERSON
AMENIA TOWN HALL 2ND FLOOR MEETING ROOM

AGENDA

REGULAR MEETING:

1. 4905 Route 22 (Johnson) – Roof Mounted Solar System Approval Resolution

OTHER MATTERS:

1. Town of North East – Line Merger
2. AKRF Zoning Comprehensive Plan Update – discussion
3. Wastewater Presentation and discussion
4. Minutes 9-14-22



TOWN OF AMENIA

4988 Route 22, AMENIA, NY 12501
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PLANNING BOARD MEETING WEDNESDAY, SEPTEMBER 28, 2022 IN-PERSON AT TOWN HALL 2ND FLOOR MEETING ROOM

PRESENT: Robert Boyles, Jr, Chairman
Nina Peek
Tony Robustelli
Matt Deister (arrived 7:40pm)

ABSENT: Neal Kusnetz
John Stefanopoulos
Jim Walsh

OTHERS PRESENT - Charlie Miller – Town of Amenia Wastewater Chairman
Leo Blackman – Town Board liaison
Dustin James – North East Merger
Crawford & Associates

The meeting was held IN-PERSON at Town Hall. Chairman Robert Boyles, Jr. opened the meeting with all those present Reciting the Pledge of Allegiance at 7pm. The exits were announced in case of emergency. Chairman Boyles opened the Regular Meeting. The order on the agenda was switched due to a late arrival of a Board Member. Chairman Boyles invited Charlie Miller, Chairman of the **Wastewater Committee to give his presentation to the Board.** Charlie began by handing out a copy of his presentation to the Board members and by saying that they are holding 3 more (they held 2 already) Community Forums at Town Hall for the Public to attend. The Town (Committee) completed a Survey of residents in 2021 and specifically contacted residents as well. The response rate for both is about 25%. The Planning Board looks at projects that are hindered by the Town NOT having a Central Sewer System. The two zones in the hamlet that are affected are HM and HR. The Town Board hired Tighe & Bond Co. for the Feasibility Study. They are also completing studies with some surrounding communities. They looked at the smallest parcels in the hamlet as well as parcels that currently have

wastewater issues. There is money available from a Bipartisan/Infrastructure Law grant. This grant is specifically for disadvantaged and rural communities. That and the Water Infrastructure Improvement Act grant could equal 75% of the project being funded. Engineers put together a Preliminary Sewer District which includes North to Cascade Country Corner Plaza & Freshtown, West to Welsh Sanitation; also includes Broadway & South to Fudgy's, East to Sun River Health And South to around Midway Ave, Lango Rd and Prospect Ave. The majority of the parcels are also in the Water District. The requirements of the treatment would need a Flow Data development analysis. This study is based upon a proposed 75,000 gallons / day in the proposed district. Different methods for sewage collection were discussed in the presentation as well as how each would work. Several locations for treatment sites were explored in the study as well. Reports of the project and anticipated costs were discussed based on the findings. Commercial parcel owners would pay more than residential owners. Next steps include: establish Sewer District with Map Delineation. Can be formed in 2 ways (in NYS): 1. By Article 12 : By Petition of Property Owner and, based off of Assessed Value – Law states 50% of assessed value of the entire proposed district signs the petition and 50% of the residential assessed value of the district as well, or 2. By Town Board Resolution – a Permissive Referendum which establishes the Sewer District. The Wastewater Committee will need to assemble community feedback, and they need more than 50% parcel owners to say yes to go for the project. The committee will then approach the Town Board to create a document (Map Plan Report) for the Town and pass a resolution to incorporate the environmental review (SEQRA) in that phase. The Planning Board will hopefully see this as a way for property owners to use their property to the fullest with the benefits in the wastewater district. With the benefits of a wastewater district, new businesses as well as existing ones can use their property to capacity and share in the sewer district.

Chairman Boyles invited Dustin James with Crawford and Associates for **the North East Parcel Merger and the request for Lead Agency approval** for a brief presentation to the Board. This request is for a Parcel merger which lies in two Towns on Huckleberry Rd and Cascade Mtn. Rd. Justin showed the location of the parcels to be merged on the map. Simply done, the parcels would eliminate the lot line of the 61 acre lot with the 1 deed parcel (but is 2 separate tax map parcels) making it one parcel. The one lot that is its own tax map parcel will remain that way on paper but will be merged into the others for total acreage. The parcels both have

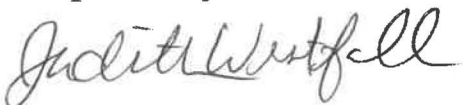
conservation easements on them with DLC. The one that is in Town of Amenia is for preservation and is restricted in development. There is a gravel driveway which was an original logging road on the property as well. There is discussion about a future use as having livestock in this area. This was also presented to the Town of North East Planning Board at the beginning of September and they requested Lead Agency and have asked this board to approve their request as well as it involves property joining there's in Town of North East. Dustin is following up on the Lead Agency request . A motion was made by M. Deister, seconded by N. Peek and carried to have the chairman sign and approve the Town of North East request for Lead Agency on the Huckleberry Rd / Cascade Rd line merger as described and to also have Chairman Boyles sign the approved plans for filing with Dutchess County as well when plan is completed.

The AKRF Comprehensive Plan proposed changes were tabled until the next meeting for the Workforce Housing Update. There were only 3 members present for discussion and Ashley Ley had a conflict for our meeting date and time.

The minutes from the Planning Board Meeting held on 9-14-22 were tabled as not everyone had a chance to read them. They will be voted on at our next meeting on 10-12-22.

Motion was made by M. Deister, seconded by N. Peek and carried to adjourn the meeting at 7:46pm.

Respectfully submitted



Judith Westfall

Planning Board Secretary