



TOWN OF AMENIA

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AMENIA HOUSING BOARD

Meeting
Thursday, June 15, 2023

MINUTES ****APPROVED 7/2/23****

PRESENT: Charlie Miller (Member)
Shanon Roback (Member)
Joshua Frankel (Member)
Jeff Barnett-Winsby (Member)
Leo Blackman (TB Liaison)

ABSENT: Gaye Parise (Member)

Meeting opened @ 6:40pm in person at Town Hall

Approved 5/18/23 minutes.

- Jeff motion, Shannon seconded, all vote yea

Discussion of Housing Board meeting's minute format.

- We will use the minutes format suggested
- We'll record roll call for votes
- Jeff motions, Josh seconds, all vote yea

General discussion of potential for ADUs to provide more housing supply in Amenia

- For owners of single family homes, Amenia's town code meets and in some cases exceeds the [Model Code for Accessory Dwelling Units](https://www.accessorydwellings.org) published by [accessorydwellings.org](https://www.accessorydwellings.org)
- The only place in which our town code falls short of the Model Code is that adding an ADU to a multi-family home requires an additional variance from the planning board.

74 Lake Amenia Road purchase update: our final offer and terms of purchase were presented to seller and we are waiting to hear if they will accept. After terms are accepted their attorney will draft a contract and the town attorney will negotiate specifics.

Discussion of potential for integrating housing into the Parks Committee's Amenia Green proposal.

AHB Recommendation:

We recommend that the Recreation Committee and Town Board not consider the parking lot south of Town Hall as solely and permanently for parking—but rather as an expanded flexible space that can include affordable housing development in the future on a portion of that space. Its attributes—being located on the sidewalk, walking distance to main street, within the potential wastewater district and on land owned by town—means it has a great potential for housing that is hard to find elsewhere in Amenia.

Charlie motions, Shannon seconds, all say yea

Update and discussion of Hudson River Housing Amenia project. They are close to having a site plan to present to the Housing Board. Unfortunately because of the geography of the site and the lack of municipal sewer (they need to install septic), they can't take advantage of the 50% density bonus we added to our town code. The current plan is 21 units – 14 for sale and 7 for rent. Site will be a homeowners associate and HRH will manage and own the rental units.

AHB Recommendation:

AHB recommends to the Town Board that the town's Depot Hill Road property be offered for sale at a reduced price to a developer for multi-family affordable / workforce housing units and ideally remains affordable in perpetuity.

Jeff motions, Josh seconds, all say yea

Meeting adjourned at 7:10pm