



# TOWN OF AMENIA

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4988 Route 22, Amenia, NY 12501  
(845) 373-8860 [ameniany.gov](http://ameniany.gov)

## AMENIA WASTEWATER COMMITTEE

Public Meeting  
Thursday, August 3, 2023  
6:00PM – Amenia Town Hall

### AGENDA

Call to order

Review and approval of 6/1/2023 minutes

Status update on Amenia Housing Board and purchase of 74 Lake Amenia Road

Surface water testing – Housatonic Valley Association

Review Lake Amenia Road and Railroad Avenue outreach and feedback

Open Position on Wastewater Committee

Other matters

Adjourn



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## AMENIA WASTEWATER COMMITTEE

Public Meeting  
Thursday, August 3, 2023  
6:00PM – Amenia Town Hall

### MINUTES **\*\*approved\*\***

PRESENT: Charlie Miller (Chair)  
Jim Wright (Member)  
Paul Winters (Member)  
Bill Flood (Member)

ABSENT: John Stewart (Member)

ALSO ATTENDING: Brad Rebillard (Town Board Liaison)  
Leo Blackman (Town Board Member)  
Nancy Nowak, Erica Howard, Nancy Laurisella

Meeting called to order at 6:05pm at Town Hall.  
Bill moved, Jim seconded.  
Roll Call: Charlie-yea, Jim-yea, Paul-yea, Bill-yea

Approval of 6/1/23 minutes  
Paul moved, Jim seconded.  
Roll Call: Charlie-yea, Jim-yea, Paul-yea, Bill-yea

#### Public Comment

Nancy Nowak, an Amenia resident whose house is located in the envisioned wastewater district, presented her opposition to the project. She and her husband installed a new septic system when they purchased a few years ago and it works fine. She felt residential owners were underwriting commercial owners; usage fees would only increase and become unaffordable to homeowners; there were undisclosed hookup fees; and forming the district by petition vs. referendum would lead to large commercial owners forcing the district on residential owners.

Member Winters and Chairman Miller offered explanations of how the district would be constructed, managed and funded. Miller noted that if we are not able to secure 75% of the district's capital costs through grants the project would not likely move forward and that the district must first be formed to apply for all available grants. The remainder of the capital costs will be covered by a no-interest CWSRF loan through the BIL. There are no hookup fees. The AWC specifically included service lines (and septic tanks) in the project budget so owners would not have any upfront costs.

They explained in detail our committee's analysis of petition vs. referendum formation. The highest level of property owner control is the traditional Article 12 property owner petition. The signed petition illustrates that impacted owners are in support of the project and has two tests to insure no one large parcel owner controls the process: a minimum of 50% of owners of the assessed residential property value of the district and (ii) 50% of all owners (residential and commercial) of the total assessed property value of the district. All examples of special district formations the Association of Towns has given us were done by petition.

Nancy Laurisella, a multi-family rental property owner on Main Street since the 1980s, presented her enthusiastic support of the project.

Erica Howard, a home owner in the proposed district, asked if there would be an additional tax line on her real estate tax bill like there is for water.

**Status update on Amenia Housing Board and purchase of 74 Lake Amenia Road.** Town Board is awaiting final access agreement which Ian and seller's attorney are negotiating before passing resolution to execute same. Access agreement is needed for the Housing Board to bring in the risk assessment vendors (risk assessment for lead-based paint, asbestos, radon-gas, wood insects and septic). The results of those assessments along with the list of renovation items from the HUD home inspection will be used to create an open-bid package. Once bids are received the Housing Board must demonstrate to Dutchess County that the work can be accomplished within the budget the Housing Board created for the project.

**Review of Housatonic Valley Association (HVA) surface water testing proposal.** We need those results before the next IUP submission in June 2024 so they can be included in that submission. Testing needs to be done during warm weather and time is running out. Charlie spoke with HVA and they could perform several sampling events starting this August through September / October and then finish sampling in April/May 2024 if the proposal is signed by the town.

The Wastewater Committee strongly recommends that the Town Board pass a resolution at the 8/17/23 Town Board meeting approving the HVA proposal and authorizing \$10,000 in funds from the Wastewater Engineering Planning CE budget line 1.080024.01.103.00 to pay for these professional services.

Paul moved, Jim seconded.

Roll Call: Charlie-yea, Jim-yea, Paul-yea, Bill-yea

**Review Lake Amenia Road and Railroad Avenue outreach and feedback.**

Feedback so far is overwhelmingly in support. People have expressed concerns about user fees but overall understand that the district must be formed in order to apply for funding. The plan is to finish the outreach by next meeting and have a more in-depth analysis of the results.

**2024 Town Budget Requests** are due to the bookkeeper by 2pm on September 6, 2023. AWC discussed the map, plan and report estimated costs and potential engineering cost to revise the 2022 Feasibility Study if Lake Amenia Road and Railroad Avenue parcels are included based on support from outreach.

The Wastewater Committee requests \$85,000 to be included in the 2024 Town Budget for Waster Wastewater Engineering Planning CE 8020.4 and authorized Chairman Miller to submit same to the town's bookkeeper.

Bill moved, Paul seconded.

Roll Call: Charlie-yea, Jim-yea, Paul-yea, Bill-yea

Adjourned at 7:00pm.

Bill moved, Paul seconded.

Roll Call: Charlie-yea, Jim-yea, Paul-yea, Bill-yea

Respectfully submitted:

Jim Wright