



TOWN OF AMENIA

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AMENIA HOUSING BOARD

Public Meeting
Thursday, August 17, 2023
6:00PM – Amenia Town Hall

RECEIVED

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Amenia Town Clerk

MINUTES APPROVED 10/19/23

PRESENT: Charlie Miller (Member)
Shannon Roback (Member)
Joshua Frankel (Member)
Jeff Barnett-Winsby (Member)
Gaye Parise (Member)

ALSO Salvatore and Cristina La Rosa, 15 Spruce Hill (Visitors)
PRESENT: Mary Ellen Sullivan, Spruce Hill (Visitor)
Leila Hawken (Press—Millerton News)

Meeting called to order at 6:05pm in person at Town Hall

Approved 7/20/23 minutes.

Charlie motion, Jeff seconded

Roll Call: Charlie-yea, Shannon –yea, Jeff-yea, Jeff-yea, Gaye-absent

Hudson River Housing project community engagement events discuss and recommend for potential September and October dates.

- Our recommendations for HRH:
 - Tues or Wed night @ 6pm is ideal
 - We also like the idea of a Zoom or FB Live meeting
 - Perhaps a Sat am meeting as well
 - Having food at the in-person meeting would be smart. Perhaps HRH would provide, or perhaps we could provide

Discuss ADU Financing Programs

- [NYS Plus One ADU Program](#)
- [Salem, MA ADU Construction & Design Grant Programs](#)
- Discussion of building a consortium of towns in order to share costs on certification processes or suggesting the county apply
- We would need a non-profit partner

- Discussion of whether we should first validate demand of homeowners to build ADUs via a survey
 - Such a survey should highlight the possibility of grant money up to \$125k via the HCR
 - Could be done by
 - Setting up a google form
 - Sending a postcard with a link to the google form and information about how to fill out a paper form, available at town hall
 - We then also advertise the survey other ways, like Facebook, town board website, and we can spread on our own channels
 - Perhaps link to AARP Pamphlet for more info in order to save us some time
 - Perhaps we partner with Tri-Town Coalition on this
 - Charlie to do a first pass and Josh to offer feedback
 - Aim for mid October launch

74 Lake Amenia Road Update – still waiting on access agreement so risk assessments may be performed. Discussion of progress.

New fee-in-lieu formula and Silo Ridge. Discussion of progress and communication around this issue with Silo Ridge and the public.

Public Comment

Salvatore La Rosa, an Amenia resident on Spruce Hill who’s property abuts the proposed Hudson River Housing (HRH) project, presented some of his concerns, although he is supportive of workforce housing. The developer of Spruce Hill had told them that nothing but maybe a single family house could be built on the HRH property. Mr. La Rosa was worried about potential contamination of the water table and his well. Member Barnett-Winsby articulated reasons why this development won’t endanger either. Mr. La Rosa expressed concerns about traffic and the number of cars that will be parking in the development along with traffic coming in and out of the development. Member Barnett-Winsby indicated that HRH will have to submit plans to the NYS DOT who may require a traffic light to be added at the entrance.

Chairman Miller and Member Barnett-Winsby mentioned that workforce housing is supported in the Comprehensive Plan and that the Amenia Hamlet Plan calls for a road parallel to Route 22 and behind Spruce Hill. Mr. La Rosa asked that we send him both plans along with any other materials we have for the HRH project.

Mary Ellen Sullivan, who also lives on Spruce Hill with her son and daughter-in-law, expressed similar concerns to Mr. La Rosa. She too is supportive of workforce housing but worried about what impact a development near her may have on her property. Chairman Miller took everyone’s contact information and will keep them updated on all community events and will loop them in with HRH.

Meeting adjourned at 6:55pm

Jeff motions, Gaye seconded

Roll Call: Charlie-yea, Shannon –yea, Jeff-yea, Jeff-yea, Gaye-yea