



TOWN OF AMENIA

4988 Route 22, Amenia, NY 12501
(845) 373-8860 ameniany.gov

AMENIA HOUSING BOARD

Public Meeting
Thursday, October 19, 2023
6:00PM – Amenia Town Hall

RECEIVED

DEC 11 2023

Amenia Town Clerk

MINUTES ****APPROVED 11/16/23****

PRESENT: Charlie Miller (Chair)
Gaye Parise (Member)
Joshua Frankel (Member)

ABSENT: Shanon Roback (Member)
Jeff Barnett-Winsby (Member)

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

Meeting called to order at 6:00pm in person at Town Hall

Approved 8/17/23 minutes.
Charlie motion, Josh seconded
Roll Call: Charlie-yea, Josh-yea, Gaye-yea

74 Lake Amenia Road Update – risk assessments and next steps

Chairman Miller provided gave an update on the risk assessments. All reports are now back and they will form the basis for obtaining quotes to cure any issues. The asbestos remediation is contained in a small area of the basement and all lead-paint is intact and does not require abatement. A septic tank will need to be added.

Rezoning of Parcel #113637 from SR to HR

The lot abuts HR zoning and is a unique opportunity to add affordable housing to town in walkable downtown Amenia, located within future water and sewer districts. This project aligns to the Comprehensive Plan and the Hamlet of Amenia Plan—and this zoning change would make this project possible. The Housing Board recommends that parcel #113637 be rezoned from Suburban Residential to Hamlet Residential.

Charlie motion, Gaye seconded
Roll Call: Charlie-yea, Josh-yea, Gaye-yea

Recommendation to amend Use Table

After a lengthy discussion of why SR is the only zone that does not allow multi-family and the immediate and crucial need for housing in Amenia that is addressed by multi-family construction, the Housing Board recommends that the Use Table be amended as follows:

Suburban Residential (SR)

Two-family dwelling permitted by right (switch to "P")

Multifamily dwelling permitted by special permit (switch to "PS")

Charlie motion, Josh seconded

Roll Call: Charlie-yea, Josh-yea, Gaye-yea

Review ADU Outreach Materials

Chairman Miller to coordinate with our friends in Millerton to get started putting together a survey.

Housing Expo Panels – Amenia Library

Member Parise will talk to the library about putting up the housing panels.

Public Comment

Salvatore La Rosa, an Amenia resident on Spruce Hill who's property abuts the proposed Hudson River Housing (HRH) project, notes that the assumption of his well position in the diagram that was included in HRH's recent presentation is wrong. His actual well position is much closer to the development. This will need to be taken into account when planning the septic and leach field. Chairman Miller mentions that Hudson River Housing wants to meet with the Spruce Hill homeowners to discuss all their concerns and will facilitate scheduling that meeting.

Meeting adjourned at 7:09pm

Josh motions, Gaye seconded

Roll Call: Charlie-yea, Josh-yea, Gaye-yea