



# TOWN OF AMENIA

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

## AMENIA HOUSING BOARD

Meeting  
Thursday, March 21, 2024

### MINUTES **\*\*APPROVED\*\***

PRESENT: Charlie Miller (Chair)  
Gaye Parise (Member)  
Joshua Frankel (Secretary)  
Mark Hussey (Member)  
Diane Rivara (Member)

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

**Meeting opened @ 6:03pm** in person at Town Hall  
Charlie motion, Gaye second, all say aye

#### **Introduction of new members**

Mark Hussey and Diane Rivara

#### **Discuss Event / Campaign for Housing Panels at Amenia Library**

- Gaye to ask the folks in Ancram what they did to make their housing event so successful
- Gaye to ask Library about panels going in early April, event in late April and how long panels can stay up for—hoping for two months
- Charlie to draft and print a handout about Amenia laws around ADUs
- Josh to send Charlie copy about how our town code aligns to best practices

#### **Discuss Unapproved Silo Ridge lot consolidation & FIL requirements**

There have been at least 2 unapproved lot consolidations / mergers at Silo Ridge.

The lot owners who merged the lots were required to submit a subdivision application with the Planning Board and obtain approval to merge the lots – they didn't. The subdivision application would then require Silo to amend their site plan at which point the amended site plan would be referred to the AHB for comment and Silo would then fall under the current local law payment schedule.

Silo Ridge current falls under the previous local law payment schedule for their FIL. The schedule doesn't require their last 25% payment to be made until they have been issued certificates of occupancy (CO) for 100% of the approved 245 residential units. If at least 2 residential lots have been merged that means that at most 244 COs will ever be issued and Silo will never hit the final 25% trigger requiring them to pay their final FIL payment (\$571,313). We are working with the Planning Board, The Planning Board attorney Paul Van Cott, The Planning Board engineer John Andrews, the Assessor Donna DiPippo and the town attorney Ian Lindars to memorialize all unapproved lot consolidations, contact owners to apply for a subdivision and ultimately have Silo amend their site plan.

#### **Discuss ADU Survey**

- Josh to circulate Google Form survey to new members and design a postcard and QR code. Include URL of survey
- Can we create URL on the town of Amenia website that redirects to the survey?
- Incorporate yellow to resemble yard signs
- Design approval process will be over email—AHB members will need to comment by a certain date
- Circulation plan: mailing & postcards at event

#### **Discuss Property Identification Project**

There was a discussion about creating a database of vacant properties with the intent of pairing none profit and market rate developers with owners to bring more inventory online.

#### **Other Matters**

None.

#### **Adjourn**

Josh motions to adjourn, Gaye seconds, all say aye