



TOWN OF AMENIA

4988 Route 22, AMENIA, NY 12501
(845) 373-8860 x 106 Fax (845) 373-9147

Comp Plan Review Committee (CPRC)
4/30/2024 at 6:00 PM
Amenia Town Hall, Planning Board Room

Present

Bill Flood, Chair
Ken Topolsky
Nina Peek
Michael Peek
Paula Pelosi
Terrence McCauley (joined via TEAMS)
Vicki Doyle, Volunteer CPRC Secretary

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MAY 15 2024

Amenia Town Clerk

Absent

Tony Robustelli
Paul Winters, Town Board Liason

Next Meeting: Tues., May 14, 2024

Nina nominated Bill Flood as Chair, seconded by Paula. All voted and passed unanimously.

Motion to open the meeting by Bill, seconded by Terrence. Vote taken and passed unanimously.

MINUTES

Motion to approve the minutes of Feb. 21, 2023 and Feb. 7, 2023 by Nina, seconded by Paula. Vote taken and passed by all, except for Ken, who abstained.

Motion to approve the April 16, 2024 minutes by Ken, seconded by Nina and passed by all, except for Paula, who abstained.

Future meetings – to be held on the second and fourth Tuesdays at 6 pm at Town Hall. If a scheduled meeting is not necessary, it will be canceled.

Next meeting – May 14th, we should be familiar with the red-lined draft with Nina's suggested edits. Nina will create the structure on Teams channel. Turn on track changes, choose your color, and edit away. Start with intro and continue as far as you can. Vicki will send calendar invite and she and Bill will be physically be in the Planning Board room, at minimum, should virtual meetings be deemed allowable by Town's attorney.

CPRC Mission - Ken reported that Supervisor Leo Blackman suggested to him that the committee should do more than a cosmetic, factual update; it should also prioritize areas of focus for a second, more in-depth approach, such as adding sustainability goals, for example.

Approved: 5/14/2024

Ken has divided the plan (the red-lined version provided by Nina) into housing and zoning, statistics and numbers, water, conservation, recreation, etc. He will share this version with the rest of committee. Nina will further share the documents online with others, including County planners.

Committee Edits - If there is reference to a chart, keep it bold. Some statutes may have changed. Greenway Guidelines, for example, should be checked to see if they have been updated. If goals were recommended, then subsequently accomplished, simply note they were. Need to accept changes, dispatch to others to start the updating process.

Ken will draft a sample letter to send to other town committees outlining the request for their assistance. Nina will create a shared folder for the committee's documents, will help us keep track of versions, and help train committee members on how to use the town's TEAMS shared folders.

Chapter 2 - Addresses changes in Amenia: current red-lined version from the Town's consultant who did a preliminary update has incorrect info in this section, particularly regarding Silo Ridge.

Chapter 3 / Sustainability - Incorporate sustainability elements throughout, or consolidate in a stand-alone chapter? The Town's procurement policy, for example, can have sustainability goals added directly to the chapter referenced. Michael Peek will find out if the Town of North East has updated their comp plan recently and see if they have model sustainability elements that could help guide this work. Heat pump incentive grants, geothermal, etc. should be recommended for sustainability. Chapter 3 would be action recommendations.

Chapter 4 – Refer to DC Planning, with some referrals to Housing Board, Planning Board. Ken suggests sending relevant sections to the wastewater, water, CAC / Climate Smart Task Force and other relevant committees, asking them to update their sections for CPRC's review. It was noted that Town boards, committees, council and commission's actions should be consistent with the Town's planning documents, including the Comp. Plan and Zoning. For example, there are many references to the importance of the view from Delavergne Hill, but planning board discussions don't seem to be referencing relevant information in the Town's Comp. Plan.

Short term rentals – Air B&B's, ask town board to inventory, regulate, provide permits, provide annual inspections. No current tracking of this, so we don't get revenue. Need to set up permits. Safety.

Cannabis - there is nothing about it, though a regular topic at Town Board meetings.

Noise – need enforceable standards as current ordinance does not work. Need language that doesn't require someone to dispatch ZEO at exact time of noise infractions, as this is impractical. Should add red-lined noise ordinance that did not get enacted into the Teams shared folder.

Economic development opportunities - include a section recommended various through various agencies, such as the Empire State Development Corp. for grants and / or low income loans?

Motion to adjourn the meeting by Ken, seconded by Paula at 7:30 pm. Vote taken and passed unanimously.

Submitted by
Vicki Doyle
Volunteer CPRC Secretary