**TOWN OF AMITY PLANNING BOARD**

**Meeting Minutes**

**February 17, 2022**

**APPROVED**

The meeting was held with options for in-person and ZOOM attendance, and was called to order at 7:05PM.

Those present were: W. Skinner, G. Hanchett, B. Zlomek, D. Serra, J. Maynard;

J. Clouse and P. VanDyke.

***Pledge of Allegiance*** was led by W. Skinner

***Approval of Minutes*** Motion to approve minutes of the 1-14-2022 meeting made by J. Maynard; second by D. Serra; Vote: yes – 7; no – 0; motion carried.

***Town Board Report*** W. Skinner reported that the town board conducted usual business of approving minutes of the previous meeting; hearing highway supervisor, town clerk, and bookkeeper’s reports; paying the bills. Discussion about projects earmarked for COVID relief funds of $124,000: two bridges need improvements -- $100,000; new computer/server/software upgrades for the town offices -- $5,000-8,000. N. Horton from the fire district presented a request for uniform numbering system to assist first responders in locating emergencies. There are a couple of options; the cost would be approximately $14,300 for 832 parcels of land; the town would have to adopt a local law, enforced by building codes officer; the county is correcting GPS coordinates, and address numbers. The NFPA provides guidelines for specs. Brief discussion on draft letter to residents in the problem water “district” areas, and answering questions about the new property reassessments.

***Old Business***

***Vouchers*** W. Skinner received permission to submit vouchers via email to the town bookkeeper.

 ***Draft Letter to Water District residents*** (see attached).

***New Business***

***Solar Moratorium Referral*** The recently-adopted Solar Law was sent to the Allegany County Planning Board for review. J. Francisco asked D. Skinner and W. Skinner if they could attend the meeting in his absence. The meeting was attended via ZOOM. Summary of comments are attached.

***Development Project – Adult Housing Community*** P. VanDyke presented concepts for a housing project on a parcel of land on CR 20. The proposed development will include single-story housing rental units for 108 households, using latest green building techniques, including solar energy; provision for banks of electric charging stations for EV. The projected cost is $10million; developers will confer with IDA and county planners about how to provide adequate water and septic systems for the site; application for PILOT to assist with financing and locating funding sources. Comments from the board in reviewing the first drafts of the property / concepts: the project will have to be reviewed as a subdivision, following subdivision guidelines, as well as local land use site plan review; the road frontage is adequate for entrance, egress; the proposed parcel of land (if drawn to scale) is too small for the amount of structures and parking areas; in subdividing the existing parcel, try to add more land up front; location of septic systems; drainage and retention ponds; wetland areas; sound buffers by the interstate; amenities that would add to the value/quality of life – pond, walking trails, gardens, convenience or grocery store, etc. Overall an exciting, much-needed project, which falls in line with goals of the local comprehensive plan and the county plans for development of the Belvidere area. How can the funds set aside by the county for infrastructure at that area be harnessed to build water/septic, and renewable building sources. Planning Board agreed to find resources and pull together “critical mass” that would enhance/support the development. Next steps including creating a timeline, surveying and identifying the plot, and locating resources to garner cooperation from the necessary county entities to bring the project to fruition.

***Development Strategies*** W. Skinner suggested that the proposed meeting for the landowners in the SR 19 corridor to get their feedback on what they would like to see for land use / development ideas be put on the back burner in light of the town residents receiving the new assessments of their property, and the forthcoming notice about the capital improvements needed to bring water to residents. She presented a list of landowners in the corridor, and said a draft letter could be prepared. However, focusing on the VanDyke housing development should be a priority.

***Other??***

***DOT*** As a follow-up to development in the SR 19 corridor, G. Hanchett will contact DOT and the County Public Works to see what requirements must be met to allow additional entrances/exits to and from parking lots on SR 19.

***Additional assistance*** G. Hanchett contacted Diego Soriani at ESD about funding assistance for capital improvements for municipal water projects. There is some funding left until the end of the month that may not have as many stringent requirements to be accessed by the village and town. There will another round of funding offered next year. G. Hanchett urged that municipal officials contact ESD right away.

G. Hanchett contacted former town resident Maureen Harding, an attorney and planner, about assistance/involvement in town planning and development projects. M. Harding expressed interest in offering assistance, and inviting her to a meeting soon would be a good way to introduce her to the board.

***Next Meeting -- March 17, 2022 @ 7PM***

***Adjournment*** Motion to adjourn by J. Maynard; second by G. Hanchett; Vote: Yes – 7; No – 0; meeting adjourned at 8:35 PM.