

RESOLUTION NUMBER 32 OF 2008

Hamlet Concept Plan

*Motion by Councilman, Cayea, Second by Supervisor EuVRARD.*  
WHEREAS, the Town of Amenia Town Board adopted a

Comprehensive Plan Update on or about July 19, 2007; and

WHEREAS, the Comprehensive Plan Update was the product of more than four (4) years of intensive review by the Master Plan Revision Committee, the Comprehensive Plan Implementation Committee ("CPIC"), and the Town Board, and was developed with the assistance of professional planning, zoning and environmental consultants, and with substantial participation and input from the public; and

WHEREAS, the Action Recommendations for the hamlet of Amenia contained in the Comprehensive Plan Update direct the Town Board to "create a detailed development plan for the Hamlet, using the principles of Traditional Neighborhood Development, that allows organic growth along a more fully developed and interconnected street network, consistent with the site's documented environmental constraints"; and

WHEREAS, the Action Recommendations for the hamlet of Amenia contained in the Comprehensive Plan Update state that the "first phase of this planning effort should begin as soon as possible, and should focus on the area around the Freshtown shopping plaza, including both sides of Route 22, as described above in the section of 'Automobile-

Oriented Business in the Route 22 Corridor'... This would be a specific area plan for the center of town, following the principles of traditional village center development (similar to Millbrook, Millerton, and Rhinebeck)"; and

WHEREAS, in September of 2007 the Town Board engaged Dodson Associates, Ltd. ("Dodson"), to create a development plan for the hamlet as described in the Comprehensive Plan Update; and

WHEREAS, Dodson met with town officials and concerned citizens, conducted a site analysis, created a base map of the hamlet, interviewed more than 35 residents, officials, business owners and interest group members, and conducted a one-day workshop attended by over 60 people; and

WHEREAS, based upon the information it obtained during this initial planning process, Dodson prepared four preliminary Site Plan Options and computer models identifying a range of future conservation and development options for the hamlet and surrounding area; and

WHEREAS, Dodson presented these preliminary Site Plan Options and computer models to the Town Board in December of 2007; and

WHEREAS, Dodson made adjustments to the preliminary Site Plan Options based on the feedback that it received from the Town Board and members of the public, and

submitted the revised Site Plan Options to the Town Board for further consideration; and

WHEREAS, the Town Board has made the Site Plan Options publicly available in Town Hall and on the Town web site, and has solicited comments on the proposed Site Plan Options from member of the public, the Town Planning Board, and the Dutchess County Department of Planning and Development; and

WHEREAS, the Town Board concludes that the concept plan depicted in Site Plan Option # 3 provides a realistic framework for the future development of the hamlet and surrounding area, and;

WHEREAS, the Town Board concludes that the concept plan depicted in Site Plan Option # 3 incorporates the goals, objectives, principles, guidelines, policies, and standards of the Comprehensive Plan Update relating to the development of the hamlet of Amenia.

IT IS HEREBY RESOLVED that the Town Board endorses the concept plan depicted in Site Plan Option # 3 as an accurate illustration of the future development of the hamlet envisioned by the Comprehensive Plan Update; and

IT IS HEREBY RESOLVED that the Town Board encourages property owners, developers, the Planning Board, and the Zoning Board of Appeals to use Site Plan Option # 3 as

an illustrative guide for analyzing future development in the hamlet of Amenia; and

AND IT IS FURTHER RESOLVED that a copy of Site Plan Option # 3 shall be filed with the Town Clerk of the Town of Amenia, and the Dutchess County Department of Planning.

The foregoing resolution was voted upon with all councilmen voting as follows:

Supervisor Euvrard	<input checked="" type="radio"/> Yes <input type="radio"/> No	<u>Wayne Euvrard</u>
Councilman Cayea	<input checked="" type="radio"/> Yes <input type="radio"/> No	<u>Thomas Cayea</u>
Councilman Doyle <i>WOMAN</i>	<input checked="" type="radio"/> Yes <input type="radio"/> No	<u>Michael Doyle</u>
Councilman Pelkey	<input checked="" type="radio"/> Yes <input type="radio"/> No	<u>Paul Pelkey</u>
Councilman Perotti <i>WOMAN</i>	<input type="radio"/> Yes <input type="radio"/> No	<u>Abstain</u>

DATED: Amenia, New York  
October 16, 2008

Maureen Bonds  
Maureen Bonds, Town Clerk