Hudson River Housing, Inc.

313 Mill Street
Poughkeepsie, NY 12601
(845) 454-5176 (P)
(845) 485-1641 (F)
www.hudsonriverhousing.org

November 22, 2026

NeighborWorks® CHARTERED MEMBER

Chairman Robert L. Boyles
and Members of the Planning Board
Town of Amenia
4988 NY-22
Amenia, NY 12501

Board of Directors

President
Michael Schreiber

Vice-President
Dwayne Douglas

Treasurer
Janet Kljyan

Secretary
Judith Rose

Isis Benitez
Robert Canadilla
William Carroll
Carisma Collins
Jannera Cruz
Emily Dozier
Janine Gwinn
Nancy Lenhart
Tim McQueen
Norma Vizcarondo

President and Chief Executive Officer
Christa Hines

RE: Cascade Creek Subdivision Public Hearing on November 12, 2026

Chairman Boyles,

I am writing in response to comments made and questions asked at the Public Hearing conducted by the Town of Amenia Planning Board on the evening of November 12, 2026.

1.) Margaret Deister – Dutchess County Parcel Access list the property located at 34 Cascade Road as 18 acres and the Applicant lists it at 24.13 acres. Wouldn't it have been prudent to hire a Surveyor to confirm?
A Survey listing the property at 34 Cascade Road as 24.13 acres that is stamped and signed by Wesley P. Chase, Licensed Surveyor was submitted to the Planning Board on March 10, 2025.

Dutchess County Parcel Access makes the following disclaimer:
The public information contained herein is furnished as a public service by Dutchess County Real Property Tax Service Agency. The Real Property Tax Service Agency makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability for the use of this information. Furthermore, the Real Property Tax Service Agency assumes no liability associated with the use or misuse of such information.

2.) George Bistransin read a letter from Erik Tozzi – The financial viability for the homeowners purchasing a home in the Cascade Creek Subdivision was questioned based on calculations by Mr. Tozzi. It was also asked what event might lead to a spike in the Homeowner Association (HOA.
fees?
Hudson River Housing's mortgage affordability calculations are based on US Department of Housing & Urban Development (HUD) standards for mortgage affordability. The affordability calculations include projected mortgage principal, mortgage interest based on current mortgage interest rates, real estate taxes based on the Town of Amenia 2026 tax rate and the subsidized value of the house,

property insurance determined by industry standards, and a monthly HOA fee based on the projected expenses of the HOA which currently are real estate taxes and an estimate for an operator to manage the water System.

As each of the homes would be owned by the homeowner, there is very little possibility that something would transpire to spike the HOA fees. The water system that is eventually installed will be fully approved by the NYS Department of Environmental Conservation (DEC) and the Dutchess County

Department of Health (DOH). Any "moving parts" to the wastewater system will be located on each parcel and not part of the HOA.

3.) Judy Moran – Has the applicant met with the Fire District?
Yes, on behalf of the Applicant, Rennia Engineering & Design has had several meetings with the Fire District. Fire suppression measures proposed in the Cascade Creek plans meet or exceed NYS Building Code.

Is the Planning Board following the Workforce Housing Law and properly utilizing the Amenia Housing Board?
Ms. Moran is seeking a response from the Planning Board, not the Applicant.

The Housing Board is supposed to certify incomes of the households of the Workforce Housing. If their incomes go up, do they get kicked out of the homes? Would they have to sell?
It is common practice for Workforce Housing programs that are multi-family rental units to require annual household income certifications, not for Workforce Housing units that are homeownership. The Cascade Creek application procedure requires household income verification at the time of application. Once the home is sold to an income-eligible household, the households income is no longer a factor. Hudson River Housing's only role with the homeowner after the sale is to certify annually that the home remains owner-occupied to meet compliance requirements. If a household chooses to sell the home, HRH is required by the NYS Affordable Housing Program (AHOP) to ensure the new buyer is income eligible. Hudson River Housing may play another role after the sale of the homes, as they may be hired by the Cascade Creek HOA to manage the HOA. That has yet to be determined and will be decided by the members of the HOA (the Cascade Creek homeowners).

Who is the Applicant? Who is the Developer? Who is the Project Manager? It was suggested that HRH can't be all three.
The applicant is Hudson River Housing, Inc and the Developer is Hudson River Housing, Inc. There is no reason why they cannot be one in the same, they often are. The Civil Engineer for the Project is Rennia Engineering & Design and the General Contractor is Siegrist & Sons Construction.

4.) Bob Howell – What is the public benefit to the Town of Amenia by creating the Cascade Creek Subdivision?

The benefits to the Town of Amenia by creating the Cascade Creek Subdivision are a.) it creates 26 units of newly constructed, high quality housing for moderate-income households, something that the Town Board and the Comprehensive Plan cite a shortage of in Amenia; b.) it will permanently preserve 54% of the property as conserved land, something that another developer would most likely choose not to do; c) it puts in a no cut easement in place on the majority of trees on the property, A for-profit developer could purchase this property, cut down all of the trees, subdivide it into twenty-four, one-acre lots (that the homeowners would have full control over what they place on their own lots), and build sprawling homes; d.) it will add to the Town of Amenia tax base; e.) it increase the customer base for local businesses so they can grow and thrive; f.) it provides opportunity for the local workforce and residents to be homeowners living in houses that are affordable, and g.) it provides more residents to become stakeholders in their community by signing on as first responders and members of various Amenia Boards and Committees.

Priority for Amenia residents is requested.

HRH would have preferred to give preference to applicants that are Amenia residents, particularly Town of Amenia first-responders, Webutuck School District employees, and the local work force. We have applied similar priorities in other Workforce Housing programs we've operated in Dutchess County, however Fair Housing laws and practices have changed as a result of landmark lawsuits filed in New York State. The Planning Board requested that we give preference to Town of Amenia residents for Cascade Creek and HRH responded that is no longer allowed by law. The Planning Board was persistent on the topic, so we requested a waiver from the State. The NYS Fair and Equitable Housing Office (FEHO) denied the request. The denial was included as part of the Applicant's May 11, 2026 submission to the Planning Board.

5.) Kim Travis – This will have a negative effect on the Town's rural character.

The Applicant disagrees that the Cascade Creek Subdivision will have a negative impact of the rural character of the Town or neighborhood. 34 Cascade Creek Road is Zoned Suburban Residential (SR), and the Amenia Workforce Housing law awards density bonuses to create such housing. The Cascade Creek Subdivision required no Zoning variances. The Applicant took a thoughtful and sensible approach to the design of this subdivision based on local law, community input and the character of the neighborhood.

Respectfully,

Mary Linge

Mary F. Linge
V.P. of Real Estate Development