

Amenia Town Clerk

SEP 05 2017

Received



TOWN OF AMENIA

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ZONING REVIEW COMMITTEE MEETING MONDAY, AUGUST 7, 2017

The Zoning Review Committee met on Monday, August 7, 2017.

Present: Leo Blackman
Walter Brett
Peter Conte
Andy Durbridge
Terry Metcalfe
Nina Peek
Norm Fontaine
Larissa Delango

Absent:
Tony Robustelli
Jim DeSimone

AIR BnB: Larissa Delango, Peter Conte and Tony Robustelli

Discussed matters such as Building Inspections; Fire Inspections, concerns avoiding the Hotel Tax (Air BnB pays the Dutchess County tax); who are the people you are renting to; how to contact the owner in case of emergency. Some towns rule out the short-term renting of properties entirely. Owners and guests must fill out profiles so one can see what the owner is like and what the renter is like.

Tiny Houses: Nina Peek, Andy Durbridge and Terry Metcalfe

Tiny Houses start with Code definition: what is considered a mobile home versus a of a tiny? Minimum is 800 sf for dwelling unit – NYS Regulations say no less than 500 sf. There is a review of codes nationally regarding tiny houses. There were two distinct groups: mobile (wheels) and stationary(foundation). Research finds tiny houses often fall into the general classification of Accessory Residential Use. Septic capacity is issue.

Solar: Leo Blackman and Jim DeSimone

Discussed specs on solar panels, as well as location and regulations; commercial versus residential and ground versus roof mounted. Millbrook School has small solar farm.

Discussed Article 10-Federal Energy Requirement. Large solar farms are regulated by New York State. No solar farms designated in certain soils (ie. Prime). Unexpected impacts. Pace University Law School is a good resource.

Wind: Walter Brett and Norm Fontaine

Wind very similar to solar: 1 Commercial farm – most restrictions 2. Private Use
3. Agriculture wind power - less restrictions

Discussed were height requirements, how to construct, location of wind generator. Need input from the engineer regarding noise, braking speed, height, lines buried, safety issues, decommissioning when done. The Building Inspector can refer them to the Town Board.

At the next meeting all committee members please put together recommendations for text in each category they are working on. Please give the secretary a copy of your responses as they will be added to the minutes.

Respectfully submitted,

Susan M. Metcalfe