Town of Amenia

Centers: The Town updated its Comprehensive Plan and Zoning Code in 2007, recognizing two historic hamlet centers and two potential new centers. The population of the Town of Amenia is 4,438, while the population in all the identified centers is 1,045, or 24% of the total. Within the centers are 243 residential, 47 commercial, 10 business/industrial, 26 public, and 48 vacant properties, according to Real Property Tax records.

Amenia Town Center, located at the crossroads of Routes 22, 44, and 343, is the primary commercial center and includes the Town Hall and Library. An Amenia Hamlet Concept Plan with several development options was presented to the Town Board in 2008. Both the Comprehensive Plan and the Hamlet Plan call for a more fully connected sidewalk and street system, traffic calming measures, such as narrow lanes, on-street parking, and street trees, and infill development in and around the center. A proposed sewer system for the hamlet area is a high priority.

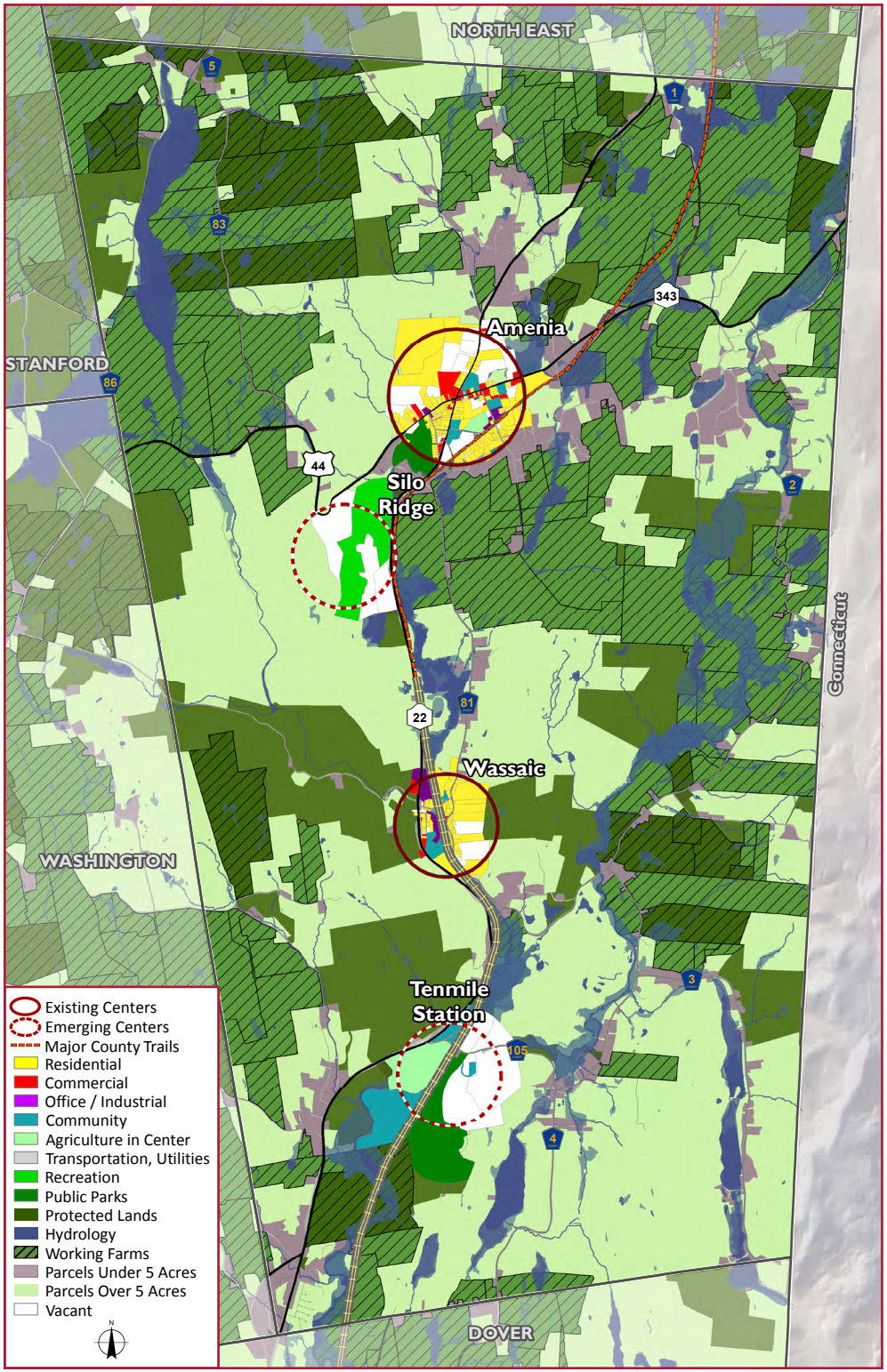
Wassaic hamlet in the south-central section of the Town is smaller, but has lately seen a resurgence in commercial activity with the redevelopment of the former Maxon Mills as an arts center. The hamlet has recently been connected to the Harlem Valley Rail Trail, the popular tourist and recreation Greenway that runs north through the Amenia Town Center to Millerton.

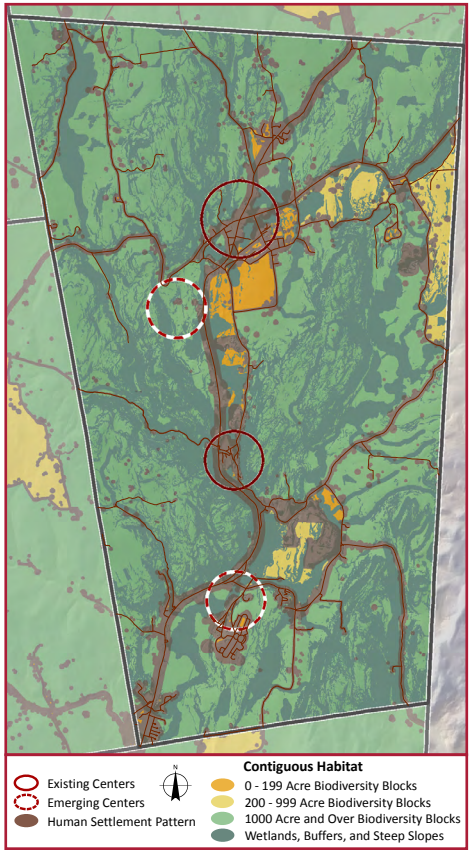
Two **emerging centers** have also been identified. South of Wassaic, the 350-acre NY State Taconic Developmental Center site is now mostly vacant and, with its existing large-scale water and sewer infrastructure, represents a prime opportunity for redevelopment. A model mixed-use, transit-oriented center for the surplus state and private land surrounding the Tenmile Station was endorsed in the Comprehensive Plan and designated as a hamlet district in the zoning law.

Another potential emerging center is the 850 acres around the Silo Ridge Golf Course, just southwest of the Town Center. The previous project proposal with a hotel and village green retail area has now been redesigned as a primarily residential and gated resort development.

Greenspaces: The Town of Amenia has 12 areas of continuous greenspace over 1,000 acres in size, including 271 agricultural district parcels, 10,514 acres in agricultural production, and 6,030 acres either under conservation easement or otherwise protected. In 2006 Hudsonia prepared a Significant Habitats report with maps of ecologically important habitats throughout the Town.

Greenway Corridors: Amenia has 13,140 acres of unbuildable area. These stream corridors, State and Federal wetlands with their buffers, flood-plains, and steep slopes 20% or more act as biodiversity connectors between greenspaces. The Town has 85 miles of streams, 78 road miles, 8 miles of sidewalks, and 6.4 miles of trails.





Amenia's Biodiversity Block Map includes twelve 1,000+ acre blocks of natural habitat and farmland, much of it with steep slopes.