

**Town of Amenia
Zoning Board of Appeals
Wednesday, April 14, 2004**

Present: Harry Clark, Chair
Norman Cayea
John Quinn

Absent: Katie Loughlin
Rudy Eschbach

Harry Clark opened the meeting at 7:04 p.m. on Wednesday, April 14, 2004. Two Public Hearings are on the agenda.

Roll Call was taken.

Joyce Stansell/Stanley Wong Public Hearing, Appeal # 2004B – The floor was open for public comments. Sally Leafe, 130 Old Route 22, Wassaic, N.Y. “there is no problem with Stanley and Joyce”. Public Hearing adjourned awaiting the arrival of Mr. Wong. Mr. Wong presented his case and produced color photos. They wish to build a 1 ½ story free standing pole barn garage. They will keep in character with the house. It will be 18 feet wide and 24-30 feet deep.

It was noted that all of the people within 500 feet of the Stansell/Wong property were notified. Gaye Parise, 387 Bog Hollow Road, Wassaic, NY added the comment that the building would be an addition to the property. Mr. Wong was advised that a majority was needed to approve since there were only three members of the Board present. Mr. Wong chose to continue.

A MOTION WAS MADE FOR THE APPLICATION FOR THE VARIANCE BE APPROVED was made by John Quinn, seconded by Norm Cayea.

MOTION WAS CARRIED UNANIMOUSLY.

Barbara and Clint Bishop Public Hearing, Appeal #2004C – Owner Sandra Friedland Applicant Barbara and Clint Bishop. Ms. Bishop was also advised that because there were only three members of the Zoning Board present, all three must be in agreement. Ms. Bishop then presented her case. They are planning to buy a lot on Bog Hollow Road adjacent to #328. Due to the unique shape of the property, they would need a variance no

matter where the house would be built. The house would be 24' X 50', two story- 2 bedroom and study single family home. Mr. Clark asked for more specifics on the house. Mr. Bishop arrived and stated the driveway will be on the right with no garage and turnaround in driveway.

PUBLIC HEARING OPEN AT 7:58 PM –

Donald Bessette, 328 Bog Hollow Road, no problem with the building, however concerned about the location, and the fact that it is going to be dangerous pulling out of driveway.

Barbara Lopez, 359 Bog Hollow Road, is against the application. Block view of the mountains and lake, was also concerned about wildlife. When she purchased the property, she was told no one could build there. Chris Lounsbury, who is not in attendance, is also not in favor.

Sandy Friedland, 3804 Atlantic Avenue, Brooklyn, NY, present owner of the property, stated she purchased the property from a tax sale. She was not informed at that time that this was not a buildable lot. She has spoken to the neighbors surrounding this property about buying it, however there was no interest in purchasing it. She is concerned what she is going to do with the property if no variance will be granted to allow a house to be built.

Harry Clark wanted it noted for the record that Don Bessette's lot and Jaromin's lot are about the same size.

Wendy Goidell – 387 Bog Hollow Road – concerned mostly because of the Bog – doesn't want house built.

Due to the many concerns and unanswered questions about environmental impact, the engineer's report, impact on the neighborhood and safety of the driveway, the Board did not feel it had enough information and data on which to make a decision.

MOTION MADE TO ADJOURN THE APPLICATION UNTIL A FUTURE DATE AT WHICH TIME THE APPLICANT PROVIDE THE DATA THAT THE BOARD NEEDS was made by Harry Clark, seconded by John Quinn.

MOTION CARRIED UNANIMOUSLY.

MOTION WAS MADE TO APPROVE THE MINUTES OF THE FEBRUARY 11, 2004 MINUTES BY John Quinn, seconded by Norm Cayea.

Meeting adjourned at 8:35 p.m.

Respectfully submitted by,

Susan M. Metcalfe
Zoning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Zoning Board from a meeting held on April 14, 2004 and are not to be construed as the final official minutes until so approved.

Approved as read

Approved with: deletions, corrections and additions