

**TOWN OF AMENIA
ZONING BOARD OF APPEALS MEETING
AUGUST 11, 2004**

Present: Harry Clark, Chairman
Rudy Eschbach
Norm Cayea
John Quinn

Chairman Harry Clark opened the meeting at 7:05 P.M.

All notices for meeting for the cases to be heard tonight have appeared in the newspapers, as they should have. Roll Call was taken. Katie Loughlin will be late.

The first case 2004E for Maureen Rooney. A letter was received from Ms. Rooney's attorney on Friday changing the nature of the variance they are seeking. Since the Public Notice stated they were seeking a use variance or hardship variance and has now changed to an area variance, the notice is incorrect. Therefore, we cannot legally hear the case when the notice is incorrect. This use case was carried over from the July meeting. That case needs to be closed entirely and wait for the new case for the month of September.

MOTION TO CLOSE CASE #2004E FOR A HARDSHIP VARIANCE FOR MAUREEN ROONEY was made by Norm Cayea, seconded by Rudy Eschbach.

ALL IN FAVOR

The second case was Darlene Reimer. A letter was received from Ms. Reimer's attorney on Friday also changing the order of relief that she is seeking be amended. The first step would be an interpretation of what the Zoning Officer stated to her and the way she has viewed the application. In view of that fact the Public Notice for that hearing was also inaccurate and that hearing cannot be heard tonight either. This will be deferred also until the September 8th, 2004 meeting. Since this case was never opened, it doesn't need to be closed.

So these first two cases will not be heard tonight, therefore anyone coming to hear those two cases they will be presented at the September 8th, 2004 meeting.

Since the next case was not scheduled until 8:00 P.M. we will now adjourn this meeting

MOTION TO ADJOURN THE MEETING AT 7:10 P.M. UNTIL 8:00 P.M. was made by Rudy Eschbach, seconded by John Quinn.

ALL IN FAVOR.

RESUME MEETING AT 8:00 P.M.:

Present: Harry Clark, Chairman

Rudy Eschbach
John Quinn
Norm Cayea
Katie Loughlin

THOMAS & STEPHANIE CAMPION 2004H– SIDE AND FRONT YARD VARIANCE, ROUTE 22, AMENIA, N.Y. Mr. Campion stated he has lived in the house 41 years. He purchased the house from his mother and he, his wife and 3 children. He wants to add a 16’ wide by 40’ long addition including a Master Bedroom, full bathroom, closet, and Great Room. This is the only area where it the addition can be added. The existing siding will be matched as well as the windows and will match the same style as the existing house. Mr. Whitehead has stated that there is no reason why he would object to the building. Mr. Euvard was here earlier.

Also a letter from David Yolton dated August 9, 2004 in regard to the Thomas and Stephanie Campion application was read by Chairman Clark: In it he stated:

“I reside across Route 22 from the Campion property, one property to the north. (I have been here 25 years). The Campions have always been good neighbors and have taken excellent care of their property. I see no reason to believe any additions they plan would not be tasteful or not fit the setting. I have no objection to their request being granted.
Signed David Yolton

Ms. Ruth Wanstall, a neighbor to the north, stated she “would rather have them build and remodel then to sell”.

No other questions from the floor.

MOTION MADE TO APPROVE THE VARIANCE PER THE APPLICATION WAS made by Katie Loughlin, seconded by Norm Cayea.

ALL IN FAVOR

Minutes of July 14, 2004: MOTION TO ACCEPT THE MINUTES OF JULY 14, 2004 WAS MADE BY Rudy Eschbach, seconded by John Quinn.

ALL IN FAVOR

FINDINGS OF FACT: 9 Depot Hill, Amenia, N.Y.

MOTION MADE TO ACCPTS FINDINGS OF FACT WAS MADE BY Katie Loughlin, seconded by Rudy Eschbach.

ALL IN FAVOR

CASE # 2004E – RECONSTRUCTION OF HOUSE ON BOG HOLLOW ROAD

MOTION TO ACCEPT FINDINGS OF FACT AS AMENDED WAS MADE BY Rudy Eschbach, seconded by Katie Loughlin

ALL IN FAVOR

A discussion of the Sunoco station followed. Mr. Eschbach suggested that the Building Inspector must have a drawing at this point.

CLARENCE AND PATRICIA KELSEY – CASE # 2004I – AREA VARIANCE, BOG HOLLOW ROAD, WASSAIC, N.Y. – A notarized letter was received from Patricia Kelsey stating that her son, Scott, was representing his parents. They are proposing to put on an addition to extend a bedroom due to health reasons for his parents. This addition will be 16’ long by 28’ wide, matching the original house. Part of the existing foundation will also need repair. There were no objections from the neighbors. Jim Devine was at the meeting earlier in favor of accepting your application.

MOTION WAS MADE TO ACCEPT THE SIDE AREA VARIANCE BY John Quinn, seconded by Katie Loughlin.

ALL IN FAVOR

MOTION WAS MADE TO ADJOURN THE MEETING WAS MADE BY Katie Loughlin, seconded by Harry Clark.

ALL IN FAVOR

Meeting was adjourned at 8:45 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 August 11, 2004 and are not to be construed as the final official minutes until so approved.

Approved as read
 Approved with: deletions, corrections and additions

