

**TOWN OF AMENIA  
ZONING BOARD OF APPEALS  
DECEMBER 15, 2004**

PRESENT: Harry Clark, Chairman  
Rudy Eschbach  
Norman Cayea  
John Quinn  
ABSENT: Katie Loughlin

Harry Clark opened the meeting at 7:04 P.M.

Roll Call was taken

Minutes of November 17, 2004 were reviewed.

MOTION TO ACCEPT THE MINUTES OF NOVEMBER 17, 2004 was made by Rudy Eschbach, seconded by John Quinn.

ALL IN FAVOR

Minutes of October 13, 2004 were reviewed. A list of corrections was presented by Harry Clark.

The sense of the ZBA was that the minutes should be reexamined and amended.

MOTION TO ACCEPT THE MINUTES OF OCTOBER 13, 2004 WITH CHANGES AND REVISIONS was made by John Quinn, seconded by Norman Cayea.

ALL IN FAVOR

**FINDINGS OF FACT AND RESOLUTION -  
STANCELL & MASINA** – Correction on page 3 #7 – loving should be living.

MOTION TO ACCEPT FINDINGS OF FACT AND RESOLUTION - STANCELL & MASINA 2004-N, WITH CORRECTION was made by Rudy Eschbach, seconded by Norman Cayea.

ALL IN FAVOR.

**AMENIA MOTORS** – Correction on page 3 – Mr. Bates .....the value of **his** house.

MOTION TO ACCEPT FINDINGS OF FACT AND RESOLUTION – AMENIA MOTORS – 2004-O – AS AMENDED was made by John Quinn, seconded by Rudy Eschbach.

ALL IN FAVOR

Nancy Brusie, Zoning Administrator spoke to the ZBA regarding the Chateau property, which is in RH zone. The prospective buyer wants to buy and use the property for a coffee bar, antique and general store. This would put the property into a non-conforming use for that zone. It was recommended that Mr. Buckley, owner of the Chateau and Catherine Zappulla, prospective buyer, go to the Town Board to petition them to change the zoning for the property.

**BARBARA & CLINT BISHOP – 2004C – CONTINUATION, PUBLIC HEARING, BOG HOLLOW ROAD, AREA VARIANCES –Unnumbered lot next to #328**

Ms. Bishop is seeking variance set back 40 foot front yard, 6-foot rear yard. Ms. Bishop presented a letter from Department of Public Works giving the OK for the driveway. The county will determine where the driveway will be placed. Also presented was a letter from Donald Fegan, Professional Engineer (see attached) regarding the soil tests that were done . Mr. Fegan further stated he inspected the wetland boundary and determined that the boundary varies from 167 feet to 223 feet from the property line. Ms. Bishop also presented pictures of other houses in the neighborhood to show how close the houses were to the road. 323 Bog Hollow Road – Kesley House, Donna Jaromin House, and a picture of Don Bessette’s house from the building site.

MOTION TO GRANT THE VARIANCE FOR THE BISHOP PROPERTY was made by John Quinn, seconded by Norm Cayea.

ROLL CALL TAKEN

ALL IN FAVOR

The ZBA were given a list of the dates for the 2005-year meetings. All were in favor.

MOTION TO CLOSE THE MEETING was made by John Quinn.

ALL IN FAVOR

**Meeting adjourned.**

Respectfully submitted by,

Susan M. Metcalfe  
Zoning Board of Appeals Secretary

The foregoing represents unapproved minutes of the Town of Amenia Zoning Board of Appeals from a meeting held on December 15, 2004 and are not to be construed as the final official minutes until so approved.

Approved as read  
 Approved with: deletions, corrections and additions