

**TOWN OF AMENIA
ZONING BOARD OF APPEALS
JUNE 8, 2005**

PRESENT: Katie Loughlin, Acting Chairman
Norman Cayea
Rudy Eschbach
John Quinn

ABSENT: Harry Clark

Katie Loughlin opened the meeting at 7:00 P.M.

Roll Call was taken

PUBLIC HEARING – Deata Bertrand, Front Yard Variance, Butts Hollow Road, Amenia, NY

The Public Hearing was opened at 7:02 P.M. by Acting Chair Katie Loughlin. The Public Hearing Notice was read. All notifications were satisfied within 500’.

The Board had all been to see the property. Deata Bertrand presented to the Board what the house needs. This is the old Tanner House located at 703 Butts Hollow Road. Maintenance is long overdue on the house.

Norman Cayea stated that he had been down to see the property. He told the Board that the variance is not reducing the footage anywhere. They are staying with the line of the house. Rudy Eschbach agreed with Mr. Cayea and stated that it is an extension of the two axis that already exist. The footprint is the same. Bill Yeno stated that concrete steps already exist from years ago. Mr. Quinn felt that it would enhance the neighborhood if the variance were granted. Gerry Simek, who lives across the street, felt that it would make a beautiful entrance to the hollow.

MOTION TO GRANT THE VARIANCE AS REQUESTED was made by John Quinn, seconded by Rudy Eschbach.

Close the Public Hearing at 7:15 P.M.

ROLL CALL TAKEN – ALL IN FAVOR

VICTORIA PEROTTI – DISCUSSION – AREA VARIANCES

Brian Houston, partner with Harry Bly, and Victoria Perotti were present. Ms. Perotti is seeking to divide her property on Cascade Mountain Road. A Public Hearing will be scheduled for July.

MOTION TO APPROVE THE MINUTES OF DECEMBER 15, 2004 was made by Rudy Eschbach, seconded by Norman Cayea.

OTHER MATTERS –

Rudy Eschbach voiced concern regarding the former Chateau Bar. A stipulation was made the only purpose of the building was to be a bar and/or restaurant. Now driving by you can see an antique store. Katie Loughlin approached Nancy Brusie and she stated that they are not selling antiques. The only thing allowed is coffee, tea, and chips. Katie Loughlin felt that Rudy Eschbach should follow up on what he is seeing. Were the new owners led to believe that they could run the antique shop from another source?

Joseph Loughlin - **Discussion** – Hardship Variance, Use Variance, Special Use Variance.

Question of Agricultural exemption because property is located in Agricultural district. Public Hearing to be scheduled for July meeting.

Troutbeck – Review of Site Plan - The Board was given the application for Preliminary Site Plan Approval to be reviewed.

MOTION TO ADJOURN THE MEETING AT 7:55 P.M. was made by John Quinn, seconded by Katie Loughlin.

Respectfully submitted,

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 June 8, 2005 and are not to be construed as the final official minutes until so approved.

 X Approved as read

 Approved with: deletions, corrections and additions