

**TOWN OF AMENIA  
ZONING BOARD OF APPEALS  
AUGUST 10, 2005**

PRESENT: Katie Loughlin, Acting Chair  
John Quinn  
Norman Cayea

ABSENT: Rudy Eschbach  
Harry Clark

Acting Chair Katie Loughlin opened the meeting at 7:03 P.M.

Roll Call was taken.

Ms. Loughlin went through the agenda. There were supposed to be two Public Hearings for tonight's meeting, however the Public Hearing for Silo Ridge has been cancelled since their application was not completed for the Zoning Board and also there are other issues that have to be addressed by the Planning Board. When our Attorney notifies us, the legal notice will be sent out again. However there is no time frame for this at this time.

**PUBLIC HEARING FOR – Charles Dvorak – Front yard variance – 331 Leedsville Road -  
Amenia, N.Y.**

The legal notice was read and another roll call taken.

Heather Anderson representing Ann Lodey's office in Millbrook, New York was sworn in. Mr. Dvorak wants to construct a two-story two-car garage. This will be a two-car garage with storage on the second floor; it will be painted a blue gray in the future and will have the same roofline. Due to a septic located on the north of the property, a setback from the Webatuck Creek and well on the west and south they need this variance. There is no other area on the property this garage could be built. There were four letters from neighbors: Mike and Sandy Palen; Cynthia and James Casey; Harold Horr and John Segala, all favorable to the construction. Ms. Anderson presented pictures of other houses in the neighborhood showing that it would not change the character of the surrounding properties.

MOTION TO GRANT THE FRONT YARD VARIANCE AS REQUESTED was made by Norman Cayea, seconded by John Quinn.

ROLL CALL TAKEN – ALL IN FAVOR

MOTION TO CLOSE THE PUBLIC HEARING AT 7:20 P.M. was made by Katie Loughlin, seconded by Norm Cayea.

ROLL CALL TAKEN – ALL IN FAVOR

**REGULAR MEETING:**

Lana Anguin stated that Don Rosendale had been in to see her regarding Silo Ridge. She discussed with Mr. Rosendale that the matter would be before the Planning Board before it came back to the Zoning Board. The process is the application goes to the Zoning Administrator for review; they come to the Supervisor's office for circulation, payment, and publication. The County Department of Planning sent their own history. There are three letters received: one dated August 10, 2005, one July 29, 2004 and one dated June 24, 2003 from the Dutchess County Department of Planning and Development. These letters inform the Board where the County is at, at this point. The Amenia Town Board is working on the Zoning Text amendment. Another letter from Msgr. Thomas P. Leonard dated August 10, 2005 was given to the Board in regard to the proposed development of Silo Ridge. Michael Hayes mentioned the SEQRA process with the Planning Board needs to be complete before the application comes back to the Zoning Board.

MOTION TO APPROVE THE MINUTES OF JULY 13, 2005 was made by John Quinn, seconded by Katie Loughlin

ROLL CALL TAKEN: Katie Loughlin – yes; John Quinn – yes. Norman Cayea was absent for the meeting.

The next meeting of the Zoning Board will be held Tuesday, August 23, 2005.

MOTION TO CLOSE THE MEETING AT 7:35 P.M. was made by John Quinn, seconded by Norman Cayea.

ROLL CALL TAKEN – ALL IN FAVOR

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 August 10, 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.