

**TOWN OF AMENIA
ZONING BOARD OF APPEALS
September 14, 2005**

PRESENT: Harry Clark
Rudy Eschbach
Norman Cayea
Katie Loughlin

ABSENT: John Quinn

The meeting was called to order by Chairman Harry Clark.

**BRUCE KRAUS #2005 E – HARDSHIP VARIANCE – BOG HOLLOW ROAD,
WASSAIC, NEW YORK**

Mr. Kraus spoke to the Board. . Justin Rebideau, caretaker for Mr. Kraus property for many years, is planning to build a house. Mr. Kraus wishes an easement to carve 1.148 acres on which Mr. Rebideau would build this new home. Because it is very steep, the only possible site for a house is on the back of the lot where it is flatter and there is room for a septic field. Katie Loughlin mentioned that Mr. Rebideau had submitted a copy of the driveway permit from DOT. Kurt Horton of 9 Broadway, Amenia, NY was sworn in and spoke regarding the RA-RM Zoning issue. The RA-RM zones goes through the proposed lot. An area variance is needed. All activity will be in the RM zone. There will be 40,000 square feet in the RM zone. The extra 50 feet is needed to get the rear set-back. Glen Brent, engineer has done the soil tests and suggested that the house be placed on the back of the lot where it was more flat and there is room for a septic.

Mr. William Unger a neighbor to the south stated they had no problem. They want the house to be sited as far to the north as possible.

Mr. Rebideau will be planting a buffer on the south side of the lot and due to the grade of the lot, the house will not be visible from that point.

MOTION TO GRANT HARDSHIP VARIANCE was made by Katie Loughlin, seconded by Norm Cayea.

ROLL CALL TAKEN - ALL IN FAVOR

**CROP PRODUCTION SERVICES – INTERPRETATION – AREA VARIANCES – CASE
#2005F- 3530 ROUTE 343, AMENIA, NEW YORK**

Since only three members of the Board were present for this Public Hearing, Rudy Eschbach recused himself, Mark Reilly of Zarin and Steinmetz, along with Adam Cook, Manager of Crop Productions, agreed to adjourn the Public Hearing until the next regularly scheduled meeting, October 12, 2005. There were no comments from the floor.

MOTION TO APPROVE THE MINUTES OF AUGUST 23, 2005 was made by Rudy Eschbach, seconded by Katie Loughlin.

ROLL CALL TAKEN – ALL IN FAVOR

MOTION TO APPROVE FINDINGS OF FACT FOR TROUTBECK was made by Katie Loughlin, seconded by Rudy Eschbach.

ROLL CALL TAKEN – ALL IN FAVOR

MOTION TO ADJOURN THE MEETING was made by Katie Loughlin, seconded by Norm Cayea.

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 September 14, 2005 and are not to be construed as the final official minutes until so approved.

Approved as read

Approved with: deletions, corrections and additions.