

**TOWN OF AMENIA  
ZONING BOARD OF APPEALS  
WEDNESDAY, JANUARY 10, 2007**

PRESENT: Chairman Rudy Eschbach  
Judy Velletri  
Norm Cayea  
David Rosenberg

Chairman Rudy Eschbach called the meeting to order at 7:00 P.M. Roll call was taken and the Public Hearing Notice was read.

**PUBLIC HEARING**

**THOMAS J. VONERON, JR – FRONT YARD VARIANCE – 100 AMENIA UNION ROAD,  
WASSAIC, NY**

Thomas J. VonEron, Jr was sworn in by Chairman Rudy Eschbach. He told the Board that he has a temporary structure and wants to make it a permanent structure. Due to the bad contour of the land and wet lands this is the only place to build the structure. Mr. VanEron is looking for a 36' delta variance. Chairman Eschbach had visited the site and asked about the home business. Mr. VanEron stated he is a welder and does some business at his home. A 12' by 16' door was noticed and Mr. VanEron stated that he will store his equipment and his 10 foot high truck.. The building would be vertical metal with a metal roof. He would like to finish this structure by July. The house will then be painted to tie in the new structure.

Public Comments: Allan Rappleyea, Jr. representing Michael Culver and Michelle Browne spoke to the Board. The concerns were what is going to happen at this home business and the use of the property. They also was a concern about the number and storage of cars on the property. Chairman Eschbach pointed out that the application is for distance variance only. The Zoning Code addresses the number of cars one can have on the property at any given time. Mr. VanEron is asking only for the variance. He has a home occupation on the property and is not planning on expanding it. Mr. Rappleyea would like to keep the public hearing open until his clients and Mr. VanEron could get together and talk. It was noted that the notices were sent out and received in a timely manner. David Rosenberg pointed out that what the Board is voting on tonight is the variance not the use of the property. Nancy Brusie stated she had seen a letter from the neighbor across the street in favor of this variance. Mr. VonEron assured the Board that he will try to get in contact with Mr. Culver and Ms. Browne to resolve any issues they may have.

Since there were no other comments the Board adjourned to Executive Session at 7:25 P.M.

The two issues before the board are:

1. a request for continuance and delay the granting of the variance
2. discuss the variance

A continuance would delay this matter for another month. The Board felt that since Mr. Rappleyea received the email a couple of days ago and fax today from his clients, this matter should have been addressed before this date.

The Board discussed that a permanent structure on the property would certainly look better than what is there now.

The Board adjourned from Executive Session at 7:36 P.M.

MOTION TO DENY A CONTINUANCE OF THIS PUBLIC HEARING FOR MR. VONERON, JR WAS MADE BY Norm Cayea, seconded by Judy Velletri

VOTE TAKEN:	Norm Cayea	Yes
	Judy Velletri	Yes
	David Rosenberg	Yes
	Chairman Eschbach	Yes

MOTION CARRIED

MOTION TO GRANT THE VARIANCE FOR MR. VONERON JR. was made by David Rosenberg, seconded by Norm Cayea

VOTE TAKEN:	Norm Cayea	Yes
	Judy Velletri	Yes
	David Rosenberg	Yes
	Chairman Eschbach	Yes

MOTION CARRIED

Chairman Rudy Eschbach closed the public hearing at 7:38 P.M.

**FINDINGS OF FACT –**

**BISCOGLIO, FRANK & CHRISTINE, - FRONT YARD VARIANCE, AMENIA, NY**

MOTION TO ACCEPT THE FINDINGS OF FACT FOR THE BISCOGLIO VARIANCE was made by Judy Velletri, seconded by David Rosenberg

VOTE TAKEN – ALL IN FAVOF

**MINUTES**

MOTION TO ACCEPT THE MINUTES OF SEPTEMBER 14, 2006 was made by Judy Velletri, seconded by Norm Cayea

VOTE TAKEN – ALL IN FAVOR

MOTION TO ACCEPT THE MINUTES OF OCTOBER 26, 2006 WITH THE ADDITION OF ONE PERIOD was made by Judy Velletri, seconded by David Rosenberg

VOTE TAKEN – ALL IN FAVOR

MOTION TO ACCEPT THE MINUTES OF NOVEMBER 8, 2006 WITH THE CORRECTION OF THE SPELLING OF DAVID was made by Judy Velletri, seconded by David Rosenberg

VOTE TAKEN – ALL IN FAVOR

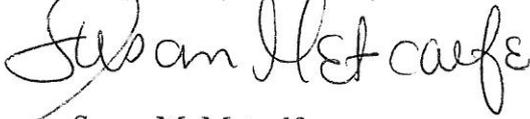
**OTHER MATTERS**

MOTION TO ACCEPT THE FINDINGS OF FACT AND RESOLUTION FOR JOSEPH LOUGHLIN was made by David Rosenberg, seconded by Norm Cayea

ALL IN FAVOR

MOTION TO CLOSE THE MEETING was made by David Rosenberg, 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 January 11, 2007 and are not to be construed as the final official minutes until so approved.

\_\_\_\_\_ Approved as read

\_\_\_\_\_ Approved with: deletions, corrections and additions