



TOWN OF AMENIA

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ZONING BOARD OF APPEALS MEETING WEDNESDAY, AUGUST 10, 2011

Present: Chairman Judy Velletri
Leo Blackman
Kevin Cassone
David Menegat
Michael Hayes, Attorney

Absent: David Rosenberg

MOTION TO OPEN THE ZONING BOARD OF APPEALS MEETING FOR AUGUST 10TH, 2011 was made by Leo Blackman, seconded by Kevin Cassone

ALL IN FAVOR - MOTION CARRIED

Roll was called.

PUBLIC HEARING:

Mayville

May Lane

Town of Amenia

MOTION TO OPEN THE MAYVILLE PUBLIC HEARING FOR THE APPLICATION TO RENEW ROAD FRONTAGE VARIANCE was made by Leo Blackman, seconded by Kevin Cassone

ALL IN FAVOR - MOTION CARRIED

The Public Hearing Notice was then read.

Mrs. Mayville spoke to the Board stating they had applied for this variance in 2007 and received the approval. We are reapplying for the same variance as the original variance had expired one

year from the approval date which we were not aware of. Planning Board approval didn't come until almost a year later from the ZBA approval. We discovered when we were going to do a lot line adjustment that the ZBA approval had expired. In order to get a building permit now, we must get the ZBA variance approved. We need 47.41'.

Chairman Velletri asked if there were any public comment. There was none. She then asked for Board comments. Leo Blackman asked if they had plans for the house drawn up? Mrs. Mayville stated they had not yet. Kevin Cassone asked if when it was approved in 2007 it was under the new Zoning? Chairman Velletri said yes. Michael Hayes told the Board that if the Building Permit is not pulled within one (1) year, the variance expires. Leo Blackman went to look at the site last week and the houses on May Lane are typically small with small lots so many of them have small frontage.

MOTION TO CLOSE THE PUBLIC HEARING was made by Leo Blackman, seconded by David Menegat

ALL IN FAVOR - MOTION CARRIED

Board discussion: Leo Blackman stated the Board approved it once and since the conditions have not changed and it was approved under the new code, he felt it would not be a problem. Chairman Velletri stated the variance would expire in one year. Michael Hayes stated they would need to pull a building permit. Mrs. Mayville stated the building permit would be pulled this year.

Michael Hayes stated that for the Findings, Chairman Velletri would need to look at the 5 standards in the code 121-59-D. She went over that section of the code.

a. no b. no c. no d. no e. no

MOTION TO GRANT THE RENEWAL OF THE ROAD FRONTAGE VARIANCE OF 47.41' was made by Chairman Velletri, seconded by Leo Blackman

ALL IN FAVOR - MOTION CARRIED

Michael Hayes stated this application does not need a SEQRA review. Mrs. Mayville stated that it would be helpful to any applicant is if there are any expiration dates on any approval that the approval letter states the expiration date.

Regular Meeting:

MOTION TO APPROVE THE MINUTES OF DECEMBER 16, 2009 was made by Chairman Velletri, seconded by David Menegat
ALL IN FAVOR - MOTION CARRIED

The next meeting will be held on September 14th, 2011.

MOTION TO ADJOURN THE ZBA MEETING was made by Chairman Velletri, seconded by Leo Blackman

ALL IN FAVOR - MOTION CARRIED

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, 2011 and are not to be construed as the final official minutes until so approved.

Approved as read 09-14-2011

Approved with: deletions, corrections, and additions