



TOWN OF AMENIA

ZONING BOARD OF APPEALS DEPARTMENT

4988 Route 22, AMENIA, NY 12501

TEL: 845-373-8860 x 124 FAX: 845-373-9826

NOTICE OF PUBLIC HEARING TOWN OF AMENIA ZONING BOARD OF APPEALS

AREA VARIANCES RELATED TO PROPERTY LOCATED AT 4723 NYS ROUTE 22

NOTICE IS HEREBY GIVEN that, pursuant to Section 121-59(G) of the Town of Amenia Zoning Code, a public hearing will be held by the Zoning Board of Appeals (ZBA) of the Town of Amenia, New York, on March 15, 2021 at 7:00 PM. The public hearing will be conducted remotely via Zoom in accordance with Executive Order 202.1 and subsequent Executive Orders of Governor Andrew Cuomo. To participate in this public hearing, please send an email to jwestfall@ameniany.gov and instructions will be provided. The following matter is scheduled for a public hearing:

Applicant New York State Electric & Gas Corporation (“NYSEG”) seeks area variances in furtherance of proposed modifications to its existing electrical substation known as the Amenia Substation. The requested area variances include: (i) a two hundred eighty five (285) foot variance to allow a setback of 335 feet where the maximum front yard setback in the HR District is fifty (50) feet and the current setback is one hundred forty (140) feet; (ii) a twenty-four (24) foot variance to allow a setback of seventy-four (74) feet for a replacement fence, where the maximum front yard setback in the HR District is fifty (50) feet and the current fence setback is seventy-four and ½ feet (74.5) feet ; (iii) a variance to allow 38% impervious surface coverage where the maximum impervious surface coverage in the HR District is 30% and the current impervious surface coverage is 32%; (iv) a two hundred forty eight (248) foot variance to allow a one thousand two hundred forty eight (1,248) square foot footprint where the maximum footprint for nonresidential structures in the HR District is one thousand (1,000) square feet; (v) a five (5) foot variance to allow a twenty-five (25) foot work light mounting height where the maximum allowable exterior lighting fixture height is twenty (20) feet and (vi) a twenty (20) foot variance to allow a sixty (60) foot lightning mast height were the maximum allowable height in the HR District is forty (40) feet.

The property is located at 4723 NYS Route 22, Tax Parcel # 132000-7067-20-935134-0000.

A copy of the application is on file in the Amenia Town Clerk’s Office for public viewing and inspection during normal business hours. The Application can also be viewed and downloaded from the Town's official website at www.ameniany.gov.

At the public hearing noticed herein, the ZBA will hear all persons interested in the application. Persons may appear at the hearing remotely via Zoom on their own behalf or by agent and may also submit written comments to the ZBA prior to or at such hearing.

Terry Metcalfe, Chairman, Town of Amenia Zoning Board Appeals, Dated: February 17, 2021

