



TOWN OF AMENIA

4988 Route 22, AMENIA, NY 12501
(845) 373-8860 x122-124
Fax (845) 373-9147

ZONING BOARD OF APPEALS MEETING MONDAY, January 11, 2021

PRESENT: Acting Chairman – David Menegat – VIA ZOOM
Member - Paula Pelosi – VIA ZOOM
Member - Jim Wright – VIA ZOOM
Member – Tracy Salladay – VIA ZOOM
Member – Chairman – Terry Metcalfe
Alternate Member – Brad Rebillard – VIA ZOOM

ALSO PRESENT: Rob Stout – Attorney VIA ZOOM
Judy Westfall – ZBA substitute secretary & ZOOM ADMINISTRATOR
Elizabeth Hammond and Frank Spano – Applicant and Architect for the project
- VIA ZOOM

Acting Chairman, David Menegat, asked for a motion to open the regular meeting. Motion was made and approved. The Pledge of Allegiance was recited and the meeting began at 7:05pm VIA ZOOM. A motion was then made and approved to open the Public Hearing for the matter at hand; the **Area Variance Application of Elizabeth Hammond at 97 Powder House Rd, Amenia, NY**. Attorney, Rob Stout asks if there is any member of the public who would like to speak to do so at this time. There were no other callers or other requests to attend the meeting by phone or zoom prior to the meeting. No questions from the Public to write in the minutes. Board members were also given an opportunity to speak regarding the application and project. The Hammond application currently has a pre-existing non-conforming setback of 31.5 feet relative to their existing house, and the owner is looking to expand by adding a living room and entry area. This setback is also supposed to be 31.5 feet and a 50 feet setback is required as well. A variance is needed to maintain the requirement. Board member T. Salladay questions the owner's Site Plan as to the parking. The Code requires 2 parking places for every residence. Wants to confirm that the variance will not impact the space that is needed for parking. Frank Spano, architect, speaks and says that there are two parking spaces currently by the existing barn. Tracy indicates that it would be good to have them on the plan. Terry says that the parking issue was addressed earlier in

a memo from Rob Stout, saying that since there were no additional numbers of people living in the home, that no more parking spaces would be necessary. And since there were already 2 parking spaces, the plans did not require parking spaces on them for the variance. And also, by virtue of the new construction, they were not taking the parking spaces away either. James Wright asks about the meeting, how a person of the Public who wants to speak would be able to do that at this meeting. Rob explains that a public notice is put out indicating what the Public Hearing is for and its specifics...i.e., when and where, etc. The Notice says to contact the secretary for an invitation to the meeting by calling the office phone number. Secretary was asked if anyone did, the answer was no from J. Westfall. Seeing and hearing no sign on requests from the Public, Jim Wright moves to close the Public Hearing. Dave Menegat seconds the motion and it is closed. Alternate Brad Rebillard was also present, and after the vote to close the Public Hearing, introduced himself. He was welcomed by the current members and Rob Stout. A draft of a Resolution to grant the Area Variance for 97 Powder House Road, Amenia, NY was sent to the Board members prior to the meeting and Rob Stout will read it aloud. A motion was made and seconded to approve Resolution #1 – **Resolution Memorializing Determination to Grant Area Variance Related to Proposed Entry Room Expansion and Living Room Addition** He also read aloud the Findings in Support of Variance Approval. Before the Board voted, Tracy made a comment that because the road is very narrow along that side of the house, that the owners will have to be aware of the snow to be piled and the traffic flow that is involved with the narrowness of the road. Jim Wright then asks the Board to move ahead with the vote. The Board unanimously voted as follows:

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Terry Metcalfe	Yes			
David Menegat	Yes			
Paula Pelosi	Yes			
James Wright	Yes			
Tracy Salladay	Yes			

The signature page will be forwarded to all Board Members and then signed and sent to Judy for filing with the Resolution. The applicants sign off from the Zoom Meeting.

The Minutes of the December 14, 2020 meeting VIA ZOOM were approved as presented by motion made and seconded.

The Meeting was adjourned by motion made and seconded sat 7:40pm. The next meeting is scheduled for February 8, 2021 at 7pm.

Respectfully Submitted,

Judith Westfall
Zoning Board of Appeals Substitute Secretary

The foregoing minutes are taken from a meeting of the Zoning Board of Appeals held on January 11, 2021 and are not to be construed as the official minutes until approved.

Approved as read

Approved with: additions, corrections and deletions