



TOWN OF AMENIA

ZONING DEPARTMENT

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NOTICE OF PUBLIC HEARING TOWN OF AMENIA ZONING BOARD OF APPEALS

AREA VARIANCE RELATED TO PROPERTY LOCATED AT 390 OLD ROUTE 22, AMENIA NEW YORK

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 December 16th, 2024 at 6:00 PM.

Applicant Doug Broughton seeks an area variance from the Zoning Law with regard to Applicant's request to install a Ground-Mounted Solar Energy System ("GMSES") 15 feet from the rear property line, where there is a minimum rear yard setback of 50 feet. The parcel is located in the Suburban Residential ("SR") Zoning District and within the Scenic Visual Protection Overlay District. Applicant seeks an area variance of 35 feet from the rear setback requirements pursuant to Zoning Law Section 121-52.1H(1) which requires a GMSES to meet the setback requirements of the underlying Zoning District, which rear yard setback in the SR Zoning District is 50 feet pursuant to the Dimensional Table of the Zoning Law Section 121 Attachment 2. The property is located at 390 Old Route 22, Tax Parcel # 132000-7166-00-194282-0000, Amenia, NY (a portion of which is formerly a part of Tax Parcel #132000-7166-00-192244-0000, pursuant to a Minor Subdivision/Lot Line Adjustment granted by the Town of Amenia Planning Board by Resolution #3 for 2024 on April 10, 2024).

A copy of the application is on file in the Planning/Zoning Office, 2nd Floor for public viewing and inspection, Monday-Thursday, 9-3 P.M by appointment. Please call 845-373-8860 X 122 or email jwestfall@ameniany.gov for comments or questions.

John T. Metcalfe
Chairman
Zoning Board of Appeals
Town Of Amenia