



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 189 AMENIA UNION ROAD, 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 January 21st, 2025 at 6:00 PM.

Applicants Michael Levin and Laurence De Segonzac-Levin (the “Applicants”) seek an area variance from the Zoning Law with regard to Applicants’ request to subdivide a 62.896-acre parcel located at 189 Amenia Union Road, Tax Parcel # 132000-7266-00-165686-0000 (the “Property,”) previously amended by a lot line adjustment filed as Map # 12830). The Property is located in the Rural Agricultural (“RA”) Zoning District and is subject to a 10-acre minimum lot size requirement pursuant to the Zoning Law Dimensional Table in Section 121-11B. Applicants seek an area variance of 1.281-acres to create an 8.719-acre parcel (“Lot 1”) and a 53.177-acre parcel (“Lot 2”).

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