

Town of Amenia
Planning Board &
Zoning Board of Appeals

Narrative
Levin Subdivision
189 Amenia Union Road
Tax Parcel 132000-7266-00-340380-0000

Michael Levin and Laurence De Segonzac-Levin are owners of the 61.896 acre farm shown on the accompanying map included with this application. They wish to subdivide an 8.719 acre lot (Lot 1) out of the farm which has an existing house and barn, leaving the remaining farm with 53.177 acres (Lot 2).

The property is in the RA zoning district which has a minimum lot size of 10 acres. Therefore the 8.719 acre lot will need an Area Variance from the Zoning Board of Appeals. The lot has been sized based on the existing or fixed boundaries on the north, west, east, and partly on the south. These were self created boundaries on the south and west by a Lot Line Change recorded on Filed Map No. 12830. The lands to the west and partly on the south are now owned by Laurelbrook Heifers LLC by deed recorded in Document No. 2-2024-1941, in which they are committed to a Conservation Easement to be held by the Dutchess Land Conservancy.

The boundaries with said Laurelbrook Heifers LLC created by said Lot Line Change were chosen to best preserve open space and agricultural lands in favor of leaving 10 acres for a new lot. The south boundary of the 8.719 acre lot follows an existing tree row separating the lot from a farm field to the south. This line is being extended to the highway to create the new lot. The west boundary of the 8.719 acre lot generally follows the mean line of the Little River. Additional land west of the stream/river would have been little or no use to the lot because of the difficulty crossing.

The north boundary of the 8.719 acre lot borders the RR zoning district of the Amenia Union hamlet, which has a 5 acre minimum lot size. Even so, there are many lots even smaller than that in the neighborhood, so this lot being 8.719 acres would not be out of character with the neighborhood. In fact the house and barn are existing parts of the neighborhood already. No visible changes to the property will result from this subdivision.

The remaining farm of 53.177 acres has an existing main farm house, cottage, several barns, garages and sheds, and a tennis court, as shown on the map.