**TOWN OF STANFORD**

**ZONING BOARD OF APPEALS**

**MINUTES FOR DECEMBER 14,2016**

**PRESENT:** Kathryn Zeyher, Patrick Tierney, Michele Inzeo, James Myers III, Adam Munderback

Meeting Called to order by Kathryn Zeyher at 7:30 p.m.

Minutes where approved for November 16,2016

**HEARINGS:**

**BENTLEY FARM/PRESENTOR PATRICK MIGLIO**

**59 BENTLEY LANE,STANFORDVILLE,NY 12581**

**The variances are valid for a year from the date of the hearing. This is not a subdivision of the land.**

**VARIANCE**

1. Area Variance(acreage)4.37 acres
2. Front Setback Variance-House 43.4’
3. Front Setback Variance-Barn 20.6’
4. Front Setback Variance-Chicken Coop 45.8’

Motion was made to approve variances made by James Myer III and seconded the motion by Adam Munderback.

The motion passed 5/0 in favor

**WILLIAM DOBIE/PRESENTOR WILLIAM DOBIE**

**6 GOODWIN LANE, STANFORDVILLE, NY,12581**

**VARIANCE**

1. Front Yard setback,1.5’ Goodwin Rd
2. Front Yard setback, 1.0’ Attlebury Rd

The motion was made to approve the variances by Patrick Tierney and seconded the motion by Michele Inzeo.

The motion passed 5/0 in favor

**PRE APPLICATION**

**ALICIA METZ/COBBLE POND FARM/VARIANCES**

**Proposed redevelopment of a 2.75 acre parcel located at 5979 route 82 and Church Lane in the Town of Stanford for the construction of a 2,380 SF gasoline station/convenience mart with three pump islands (six fueling positions) and associated parking. Two entrances on Route 82.**

**OVERVIEW**

They had an informal conservation six months ago with the Building Inspector Don Smith who suggested going before the ZBA to see if the different variances would be approved for the project. This would save money on the various studies that would be done only to find the variance would not be approved.

We need a letter of authorization from the owner of the property in order to have a discussion. Without this letter we can only listen to the presentation.

There followed a presentation from The Chazen Companies. Their representatives are Amy Haight, Christopher Ladine for this redevelopment project. They are representing the potential buyers of the property Alicia Metz and Tom Kinden.

They discussed various points for setbacks

1. Church(lane ,parking, Canopy)
2. Route 82-Canopy
3. 500 feet from (playground, wetlands, library, Historical Building)

The ZBA will listen to the proposed project, applications for variances must proceed through the Special Permit process prior to review. Please advise the Planning Board.

Motion to adjourn Kathryn Zeyher,seconded by James Myers III

The meeting was adjourned by Kathryn Zeyher at 8:40 p.m.

Respectfully submitted by Mollie McMurray , Secretary ZBA.