

**TOWN OF STANFORD
ZONING BOARD OF APPEALS
MEETING OF 07-09-2014**

PRESENT:

Kathryn Zeyher, Acting Chair
James Meyers III
Adam Munderback
Patrick Tierney
Michele Inzeo

Ms. Zeyher called the meeting to order at 7:30pm.

APPROVAL OF MINUTES:

The Board reviewed the June 11, 2014 minutes. Mr. Meyers moved and Mr. Munderback seconded to approve as written. All in favor: Unanimous. Motion carried.

PUBLIC HEARING:

CHEN DECK- Ms. Zeyher reviewed a letter from the owner authorizing Mr. Wowaka to represent her in the application to the ZBA. Mr. Wowaka submitted return mail receipts and an affidavit of publication of the public hearing notice published in the Poughkeepsie Journal on June 25, 2014. Ms. Zeyher opened the public hearing on the application for an area variance of 58.5 feet for construction of a deck within the 75 foot front yard setback at 69 East Hunns Lake Road; tax map no. 6869-15-736493. Mr. Wowaka explained the project to the public in attendance noting that the deck will be 25 feet wide and 10 feet deep from the foundation on the front of the house, and that no stairs are planned. He stated that the only access to the deck will be from the interior of the house. Mr. McCarthy, 4 Bock Mill Road, read a letter in favor of granting the variance.

Ms. Zeyher reviewed the short EAF with the Board and determined that the project will not result in any significant adverse environmental impacts. Ms. Zeyher noted that Dutchess County Planning Department response to the GML 239m referral was of local concern with no comment. The Board reviewed the ZBA worksheet for area variances, a copy of which will remain in the applicant's file. Mr. Munderback moved and Mr. Tierney seconded to approve the 58.5 foot front yard setback variance. All in favor: Unanimous. Motion carried.

OTHER:

NEXT MEETING-

The Board will meet next on August 13, 2014.

ADJOURNMENT-

The Board adjourned at 7:52pm.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Kathryn Zeyher, Acting Chair

APPROVED