

**TOWN OF STANFORD
ZONING BOARD OF APPEALS
MEETING OF 11-12-2014**

PRESENT:

Kathryn Zeyher, Chairwoman
James Myers III
Adam Munderback
Michele Inzeo

ABSENT: Patrick Tierney

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

APPROVAL OF MINUTES:

The Board reviewed the October 8, 2014 minutes. Mr. Myers moved and Ms. Inzeo seconded to approve as written. All in favor: Mr. Munderback, Ms. Inzeo, Mr. Myers. Abstained: Ms. Zeyher. Motion carried.

PUBLIC HEARING:

MUNDERBACK –

Ms. Zeyher opened the public hearing on the application for an 80 foot area variance for front yard setback for construction of a garage at 67 Tick Tock Way, Tax ID: 6767-00-512436. Mr. Munderback recused himself from review and appeared before the Board as applicant. He submitted return receipts for mailed legal notices and an affidavit of publication of the legal notice in the Poughkeepsie Journal on November 6, 2014. Mr. Munderback reviewed the details of his application. There being no comment from the public, the Board reviewed the worksheet for granting area variances. Mr. Myers moved and Ms. Inzeo seconded to approve the variance. All in favor: Mr. Myers, Ms. Zeyher, Ms. Inzeo. Motion carried.

NEW BUSINESS:

COOKE –

Mr. Munderback resumed his position. Ms. Cooke appeared on the application for a 42 foot area variance for front yard setback for construction of front and back porch roofs over portions of existing concrete and flagstone paving at 264 Creamery Road, Tax ID: 6768-00-030835. Ms. Cooke explained that the roofs were needed due to a history of ice and snow build up on the main roof which has led to falling ice causing damage and injury at the property. She noted that she measured from the edge of the blacktopped road to the edge of the existing concrete slab to determine that she will need a 42 foot variance.

Mr. Myers noted that the edge of the black top may not be the front property line. Ms. Zeyher explained that the Board will need accurate measurements, and that the application should include variances for all proposed, non-conforming construction. Mr. Myers noted that the

applicant will need to measure from the property line to the edge of the back porch slab to determine what variance will be necessary for the back porch roof. Ms. Zeyher explained that they can set a public hearing, but will need exact numbers. The Board suggested Ms. Cooke find pins on the property from the previous survey and measure from that point to the edge of the tube footings.

Ms. Zeyher scheduled the public hearing for December 10, 2014, and instructed Ms. Cooke on publishing and mailing requirements related to the legal notice. She also informed Ms. Cooke that the Board will stop by the property to see the proposed work prior to the next meeting.

NEXT MEETING-

The Board will meet next on December 10, 2014.

ADJOURNMENT-

Mr. Myers moved and Mr. Munderback seconded to adjourn at 8:00 pm. All in favor:
Unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Kathy Zeyher, Chairwoman