

**TOWN OF STANFORD  
ZONING BOARD OF APPEALS  
MEETING OF 01-14-2015**

**PRESENT:**

Kathryn Zeyher, Chairwoman  
James Myers III  
Adam Munderback  
Patrick Tierney

**ABSENT:** Michele Inzeo

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

**APPROVAL OF MINUTES:**

The Board reviewed the December 10, 2014 minutes. Mr. Myers moved and Mr. Munderback seconded to approve as written. All in favor: Unanimous. Motion carried.

**BUSINESS-**

**KAYE –**

Ms. Kaye and Mr. Rohde presented the application in connection with a special permit application for guest cottage at 6187-6189 Route 82, Tax ID: 6768-03-278425. Ms. Kaye explained that she is proposing to renovate an existing 1901 barn into a guest cottage. She noted that the upper floor is 634 SF and the lower level is 600 SF<sup>1</sup>. Ms. Kaye noted that the question of whether the lower level is considered a basement would affect whether or not a variance is required. The Board discussed the lower level in regards to what portion exists below grade, the ceiling height and intended use. Following discussion, the applicant agreed to pursue the area variance and decided not to pursue a formal interpretation of the definition of basement. Ms. Kaye and Mr. Rohde agreed to supply the ZBA with verified square footage which will include the buried stone foundation.

The Board set a public hearing for February 11, 2015 and instructed Ms. Kaye on requirements for publishing and mailing of legal notices.

**KINSEY –**

Mr. Riley appeared on behalf of Catherine Kinsey in connection with her application for a building permit to extend an existing porch on the main residence at 33 Grist Mill Lane, Tax ID: 135200-6668-00-616025. Construction of the extended porch will require one area variance of 48 feet for front yard setback. The Board confirmed that steps will not protrude further than the porch, but will be built in to it.

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<sup>1</sup> Figures were updated after the meeting as follows: the upper floor is 698.27 SF and the lower level is 700.56 SF. The plans include an additional 24 SF for outdoor shower and 138.5 SF for loft, for a total of 1,561.33 SF for the barn.

They informed Mr. Riley that they will make a site visit and scheduled a public hearing for February 11, 2015. Instructions on requirements for publishing and mailing of legal notices were provided to Mr. Riley.

**NEXT MEETING-**

The Board will meet next on February 11, 2015. Deadline for submissions for this meeting is February 4, 2015.

**ADJOURNMENT-**

Ms. Zeyher updated the Board on the status of the Draft Master Plan Review Committee and informed the Board that there is currently a vacancy on the Planning Board. The Board adjourned at 8:07 pm. All in favor: Unanimous. Motion carried.

Submitted By: \_\_\_\_\_

Michelle Turck, Secretary

Approved By: \_\_\_\_\_

Kathy Zeyher, Chairwoman

APPROVED