

**TOWN OF STANFORD
ZONING BOARD OF APPEALS
MEETING OF 02-11-2015**

PRESENT:

Kathryn Zeyher, Chairwoman
Adam Munderback
Patrick Tierney
Michele Inzeo

ABSENT: James Myers III

Ms. Zeyher called the meeting to order at 7:32pm.

APPROVAL OF MINUTES:

The Board reviewed the January 14, 2015 minutes. Mr. Munderback moved and Ms. Inzeo seconded to approve as written. All in favor: Unanimous. Motion carried.

PUBLIC HEARINGS-

KAYE –

Ms. Zeyher opened the public hearing on the application for area variance in connection with a special permit application for guest cottage at 6187-6189 Route 82, Tax ID: 6768-03-278425. Ms. Kaye presented an affidavit of publication of hearing notice in the Poughkeepsie Journal on February 1, 2015 and return receipts for certified mailings. She explained after correcting the square footage measurements, an area variance of 561.33 sf will be needed.

No comments were received from the public. The Board reviewed the worksheet for granting area variances, unanimously approving an area variance of 562 square feet.

KINSEY –

No one was present in connection with the application for an area variance of 48 feet for front yard setback at 33 Grist Mill Lane, Tax ID: 135200-6668-00-616025. Ms. Zeyher opened the public hearing and adjourned the hearing to March 11, 2015.

BUSINESS-

DUNAGAN-

Mr. Conrad represented the applicant for an area variance of 470 sf in connections with a special permit application for guest cottage at 1106 Duell Rd., Tax ID: 135200-6768-00-662145. Mr. Conrad explained that the project involves renovation of the second story of an existing horse barn to be used as a guest cottage. He noted that the building is in conformance with all setback requirements. Ms. Zeyher noted that the Board will make a site visit, and scheduled a public hearing for the March 11, 2015 meeting.

WALTHER-

Mr. Leong and Ms. Choy were present on behalf of the applicant for an area variance of 984 sf for the renovation of and addition to an existing non-conforming guest cottage at 171 Hammond Road, Tax ID: 135200-6767-00-634306. Mr. Leong explained that the existing shed was built

sometime in the 1960s and has a square footage of 1,180. With the proposed addition, the total square footage would be 1,984. He noted that the main residence is 2,350 sf. Ms. Zeyher inquired as to why the square footage numbers had changed since their application to the Planning Board. Mr. Leong explained that they took new measurements from the outside walls. Ms. Zeyher noted that the Planning Board had sent the application to Dutchess County Planning under GML 239-m and received a response of local concern without comment. Ms. Zeyher noted that the Board will make a site visit, and scheduled a public hearing for the March 11, 2015 meeting. Ms. Turck will send a letter to the Town of Washington to inform them of the public hearing.

NEXT MEETING-

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

ADJOURNMENT-

The Board adjourned at 8:00 pm. All in favor: Unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Kathy Zeyher, Chairwoman