

**TOWN OF STANFORD
ZONING BOARD OF APPEALS
MEETING OF 09-09-2015**

PRESENT:

Kathryn Zeyher, Chairwoman
Patrick Tierney
Michele Inzeo
James Myers III
Adam Munderback

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

APPROVAL OF MINUTES- Approval of the minutes from June 10, 2015. Mr. Myers moved and Mr. Tierney seconded to approve as written. All in favor: Unanimous. Motion carried.

NEW BUSINESS:

TUSK, 29 Drake Road, Tax ID: 6567-16-912424 – New application for area variance in connection with the Building Permit application for construction of a residence and pool on a 1.948 acre parcel. Mr. Jones was present to represent the applicant. He explained that following their previous variance approvals from the ZBA, the applicant has made some changes to the site plan. He explained that a landscape architect has been brought on board with the project and has suggested moving the house away from the lake approximately 20 feet, in concert with conversations with the Upton Lake Homeowners Association. Mr. Jones explained that moving the house will allow for preservation of existing tree growth screening, but will necessitate moving the pool as well.

The application will require an area variance of 18 feet for front yard setback for the residence and an area variance of 45 feet for front yard setback for the pool. The Board discussed setback requirements for front and rear yard setback. Ms. Zeyher confirmed that accessory buildings need only 20 ft. setback for side and rear yard.

Mr. Jones explained that a work permit was granted and asked if they should continue work, noting that the foundation work is imminent but that the pool work has not started. Ms. Zeyher deferred the decision to the ZEO. Mr. Jones further illustrated location of septic and trenches for utilities being a reason why the pool was relocated. The Board set a public hearing for October 14, 2015 at 7:30 PM.

NEXT MEETING DATE:

The ZBA meets next on October 14, 2015. Deadline for submissions for this meeting is on October 7, 2015.

ADJOURNMENT-

Mr. Myers moved and Mr. Tierney seconded to adjourn at 8:08 pm. All in favor: Unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Kathy Zeyher, Chairwoman

APPROVED