

**TOWN OF STANFORD
ZONING BOARD OF APPEALS
MEETING OF 10-14-2015**

PRESENT:

James Myers III, Acting Chairman
Patrick Tierney
Michele Inzeo
Adam Munderback

ABSENT: Kathryn Zeyher, Chairwoman

Mr. Myers called the meeting to order at 7:30pm.

APPROVAL OF MINUTES- Approval of the minutes from September 9, 2015. One amendment was made. Mr. Tierney moved and Ms. Inzeo seconded to approve as amended. All in favor: Unanimous. Motion carried.

PUBLIC HEARINGS:

TUSK, 29 Drake Road, Tax ID: 6567-16-912424 – Public hearing on the 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 and Ms. Wisniewski were present to represent the applicant and presented the affidavit of publication of the hearing notice in the Poughkeepsie Journal on September 25, 2015. Ms. Wisniewski presented plans and explained that variances are needed due to relocating the house further away from the lake to avoid disturbance, and an associated move of the pool to accommodate utilities for the house. Ms. Eurich commented that there is a deed restriction setback of 25 feet, whereas the plans presented show a 20 foot setback line. Mr. Myers clarified that the setback line on the plans is for informational purposes, but that the house and pool are clearly outside of the 25 foot setback. Mr. Lipshutz and Mr. Finley asked for additional clarifications as to the location of structures and utilities. Ms. Wisniewski and Mr. Jones gave additional details with regard to trees that would be saved, the boardwalk that would protect the wetland areas, and noted that the pool pavilion has been removed from the plans.

With no further comments from the public, the Board reviewed worksheets for granting variances. Ms. Inzeo moved and Mr. Tierney seconded to approve an 18 foot variance for front yard setback for the residence and an area variance of 45 feet for front yard setback for the pool. All in favor: Unanimous. Motion carried.

NEW BUSINESS:

HILLIARD, 84 Cold Spring Road, Tax ID: 6768-00-207985 and 106 Cold Spring Road, Tax ID: 6768-00-185982 – New application for area variance in connection with the Planning Board application for Lot Line Adjustment moving .23 acres from the 3.23 acre parcel at 84 Cold Spring Road, adding to the .82 acre lot at 106 Cold Spring Road. Ms. Hilliard explained that she would like to move the lot line to incorporate the easement on one property onto the other. Two area variances will be needed because both lots are currently and will remain to be non-conforming lots.

RAVIV, 3141-3143 Salt Point Tpke, Tax ID: 6667-00-400605 – New application for area variance in connection with the Building Permit application for the demolition and replacement of an existing non-conforming guest cottage on a 16.1 acre parcel in the AR district. Mr. Conrad was present to represent the applicant and presented photos of the existing guest cottage. He explained that a variance is needed because that the existing guest cottage is 1,350 sf, with the replacement guest cottage proposed as 1,650 square feet. He also noted that the footprint of the cottage will be moved slightly to save an existing maple tree and will need a 5 foot variance for setback.

Ms. Inzeo asked if the existing guest cottage has a basement and if a basement is proposed for the new guest cottage, noting wetlands existing on the property. Mr. Conrad explained that there is no basement currently, but the newly proposed guest cottage includes a basement. He noted that the cottage is sited up the hill from the wetland and that the septic has been approved by the Department of Health.

The Board discussed whether the applicant will need to go to the Planning Board to obtain a special permit with the conclusion that the Building Inspector should make all necessary referrals. The Board set a public hearing for November 11, 2015 at 7:30 PM.

NEXT MEETING DATE:

The ZBA meets next on November 11, 2015. Deadline for submissions for this meeting is on November 4, 2015.

ADJOURNMENT-

Mr. Myers moved and Mr. Munderback seconded to adjourn at 8:01 pm. All in favor: Unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

James Myers III, Acting Chairman