

**TOWN OF STANFORD  
ZONING BOARD OF APPEALS  
MEETING OF 01-13-2016**

**PRESENT:**

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

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

**APPROVAL OF MINUTES-** Mr. Myers moved and Ms. Inzeo seconded to approve the minutes of October 14, 2015 as written. All in favor: Ms. Inzeo, Mr. Myers, Mr. Munderback, Mr. Tierney. Abstained: Ms. Zeyher. Motion carried.

Ms. Inzeo moved and Mr. Munderback seconded to approve the minutes of November 11, 2015 as written. All in favor: Unanimous. Motion carried.

**NEW BUSINESS:**

WHITE, 57 Pumpkin Lane, Tax ID: 135200-6567-00-570433 – The Board reviewed the new application for area variance in connection with the Building permit application for the construction of a detached garage with storage space that will require area variances of 80 feet for front yard setback and 17 feet for rear yard setback. Mr. Lutz was present to represent the applicants, explaining that placement of the garage in that location was based on multiple factors including grading of the parcel and the wish to take advantage of an existing field that would not require removal of trees, but would be naturally shielded from view by an existing row of trees.

Mr. Munderback inquired whether the proposed driveway has an existing paved apron. Mr. Lutz explained that it is gravel and he is unsure why it exists as a second entrance. He agreed to confirm approval of the driveway with the Highway Department. He noted that he will be digging a trench for electric and that the applicants will be adding a pool. Ms. Zeyher asked why the plans include a hot water heater. She noted that indicates more residential use than simply storage. Mr. Lutz explained that it was a heater for the pool. Ms. Zeyher suggested he remove “hot water heater” from the application.

The Board set a public hearing date of February 10, 2016. They asked Mr. Lutz to stake out the project location so that the Board can visit the site and view the proposed location prior to the public hearing.

**OTHER BUSINESS:**

Ms. Zeyher explained that she had been on the Draft Master Plan Review Committee as a representative of the ZBA but had resigned. She asked if any of the other Board members would be willing to take a position on the Committee. Being that none of the members were able to fulfill that commitment, Ms. Zeyher suggested that if any zoning issues come up during review,

that the Committee refer those matters to the ZBA for review. The Board agreed. Ms. Zeyher agreed to write a letter to the Draft Master Plan Review Committee with their recommendation.

**NEXT MEETING DATE:**

The ZBA meets next on February 10, 2016. Deadline for submissions for this meeting is on February 3, 2016.

**ADJOURNMENT-**

The Board adjourned at 8:01 pm.

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

Michelle Turck, Secretary

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

Kathy Zeyher, Chairwoman

APPROVED