

**TOWN OF STANFORD
ZONING BOARD OF APPEALS
MEETING OF 03-09-2016**

PRESENT:

Kathryn Zeyher, Chairwoman
Adam Munderback
James Myers III
Michele Inzeo

ABSENT: Patrick Tierney

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

APPROVAL OF MINUTES- A correction was made. Mr. Munderback moved and Ms. Inzeo seconded to approve the minutes of February 10, 2016 as amended. All in favor: Unanimous. Motion carried.

PUBLIC HEARINGS:

MILLBROOK SCHOOL FACULTY HOUSING, 131 Millbrook School Road, Tax ID: 135200-6967-00-385632 – Mr. Casamento presented the affidavit of publication of the legal notice in the Poughkeepsie Journal on February 24, 2016 and return receipts for mailed notices. He reviewed the project details, explaining that the placement of building “A” will need a 25 ft. variance for front yard setback to the porch. He noted that the porch foundation will be constructed using sono-tubes. The Board reviewed the worksheet for granting variances. Mr. Myers moved and Ms. Inzeo seconded to approve the 25 ft. front yard setback variance. All in favor: Unanimous. Motion carried.

NEW BUSINESS:

BIXBY, 1219 Duell Road, Tax ID: 6768-03-486328 – New application in connection with a building permit application to construct a pool house on a 2.69 acre property. The application will require one area variance of 53 feet for front yard setback. Mr. Larson was present to represent the applicant, explaining that the house and pool are existing non-conforming. He explained that the owners chose the proposed location due to a steep drop off beyond the pool, and that the structure is proposed to look like a barn. Ms. Zeyher noted that setback measurements must be taken from the property line. The Board determined that the applicant will need a 57 ft. front setback variance. A public hearing was set for April 13, 2016, and the Board explained that they will visit the property prior to the hearing.

NEXT MEETING DATE:

The ZBA meets next on April 13, 2016. Deadline for submissions for this meeting is on April 6, 2016.

ADJOURNMENT-

The Board adjourned at 7:49 pm.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Kathy Zeyher, Chairwoman

APPROVED