

TOWN OF STANFORD
ZONING BOARD OF APPEALS
MEETING OF 7-10-2013

PRESENT:

Kathryn Zeyher, Acting Chair
James Meyers III
Toni Liberta
Adam Munderback

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

APPROVAL OF MINUTES-

The Board reviewed the minutes of May 8, 2013. Mr. Meyers moved to approve as written, seconded by Ms. Liberta. All in favor: Unanimous. Motion carried.

NEW BUSINESS:

MILLBROOK SCHOOL DORM -

Mr. Casamento presented the project to the Board, explaining that the applicant is seeking to construct a new dormitory on campus that will require a 2 ft. building height variance, a 38.6 ft. front yard setback variance for parking lot encroachment and a 1.6 ft. front yard setback variance for building encroachment. He explained that they were unable to site the dormitory wholly outside of the allowed front yard setback area, and that the 2 Ft. height variance would only apply to a small portion (roughly 20%) of the building. He added that the increased height is needed to keep a constant rooftop elevation across an area that drops in slope on one end of the building. He also noted that the applicant plans to house faculty in the increased height portion of the building. Fire Chief, Dennis Buchal, was in attendance and asked to comment. He explained that the Fire Department expects no issues with access due to the fact that the increased height will apply to a small portion of the building, and that students will not be housed in that portion. He added that the building will have a fire alarm and sprinkler system providing further safeguards.

Mr. Casamento informed the Board of the applicant's pressing construction schedule and requested a special meeting to consider ZBA approvals prior to the July 31 Planning Board meeting. The Board agreed to schedule a public hearing at a special meeting of the ZBA on July 22, 2013 at 7:30pm at Town Hall. Mr. Casamento confirmed that the applicant will publish and send notices to

neighboring land owners, and Ms. Turck will send notice of the special meeting to the media and to the Town of Washington.

HELEN WATSON BLODGETT/ STANFORD HISTORICAL SOCIETY-

Ms. Spiers explained that the Stanford Historical Society currently owns half of the Attlebury School House and would like to take ownership of the half owned by Ms. Blodgett. Ms. Liberta inquired who owns the parcel that will require variances. Ms. Spiers explained that Ms. Blodgett currently owns the parcel in question, which will be donated to the Stanford Historical Society for educational use only. Ms. Liberta stated the application for variances must be made by the current owner, Ms. Blodgett.

The Board reviewed the zoning code requirements in the AR zone, determining that the following variances will be needed:

1. Depth variance of 300 Ft.
2. Front yard setback of 53.6 Ft
3. Rear yard setback of 46.3 Ft
4. Lot size of 4.51 Acres
5. Width variance of 100 Ft
6. Road frontage variance of 82.6 Ft.

The Board set a public hearing for the special meeting of July 22, 2013 at 7:30PM at Town Hall. They noted that a referral will be made to Dutchess County Department of Planning and Development under GM code Article 12, section 239m, due to their location on a State road.

OTHER BUSINESS:

BOARD MEMBER APPLICANT-

Ms. Zeyher announced that the ZBA had received a letter of interest from Michele Inzeo, and recommended that the Board invite Ms. Inzeo to meet with the ZBA at the August 14, 2013 meeting. She asked the Board to put the word out to any acquaintances that may be interested in serving on the Board, so that they are able to meet with all applicants at that time.

CORRESPONDENCE-

Ms. Zeyher reviewed a letter received from the Town Supervisor requesting that the ZBA recommend one Board member to serve on a committee to review the proposed Master Plan. The Board voiced concerns regarding the expected length of term for the new Committee, how often they will be expected to meet and what the proposed meeting schedule will be. They agreed that Ms. Zeyher respond to the request with a letter to Ms. Stern requesting these clarifications.

The meeting was adjourned at 8:25pm.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Kathryn Zeyher, Acting Chair

APPROVED