

**TOWN OF STANFORD
ZONING BOARD OF APPEALS
MEETING OF 09-10-2014**

PRESENT:

James Meyers III, Acting Chair
Adam Munderback
Michele Inzeo
Patrick Tierney

ABSENT: Kathryn Zeyher,

Mr. Meyers called the meeting to order at 7:32pm.

PUBLIC HEARINGS:

CAMPBELL- Mr. Munderback opened the public hearing on the application for an area variance of 56.7 ft for replacement of a mobile home with a modular home within the 100 foot front yard setback at 55-57 Cold Spring Road; tax map no. 6768-00-266927. Mr. Campbell submitted the affidavit of publication of the hearing notice in the Poughkeepsie Journal on August 23, 2014 and certified mail receipts from mailed notices dated August 22, 2014. With no comment from the public, Mr. Munderback moved and Mr. Tierney seconded to approve the requested area variance. All in favor: Unanimous. Motion carried.

LINK FARM LLC- Mr. Reed was present to represent the applicant as contractor and Mr. Butts was present to represent the applicant as attorney in the application for multiple variances to convert the existing residence to a guest cottage and the existing guest cottage to farm employee housing at 29 Bockee Lane; tax map no. 6968-00-503457. The following six variances were determined necessary:

- Area variance of 1,144 SF for Guest Cottage
- Area variance of 54.89 ft. for Guest Cottage front yard setback on Bockee Lane
- Area variance of 527.51 ft. for Farm Employee Housing front yard setback on Pugsley Hill Road
- Area variance of 267.50 ft. for Farm Employee Housing front yard setback on Bockee Lane
- Area variance of 67.04 ft. for existing guest cottage front yard setback on Pugsley Hill Road
- Area variance of 61.81ft. for existing guest cottage front yard setback on Bockee Lane

An affidavit of publication of the hearing notice in the Poughkeepsie Journal on August 27, 2014 was submitted along with certified mail receipts from mailed notices dated August 21, 2014. The Board questioned whether the applicant has a building permit or Certificate of Occupancy for the pool and the two animal sheds on the property. Mr. Reed confirmed the building permit for the pool, but was not sure of the status of the animal sheds. Mr. Reed and Mr. Butts agreed that approval be contingent upon confirmation of building permits or Certificates of Occupancy for

these structures. There being no comment from the public, Mr. Munderback moved and Mr. Tierney seconded to approve the six requested variances contingent upon confirmation of the Building Permits or Certificates of Occupancy for the pool and two animal sheds. All in favor: Unanimous. Motion carried.

Mr. Munderback declared the public hearings to be closed.

APPROVAL OF MINUTES:

The Board reviewed the August 13, 2014 minutes. Mr. Munderback moved and Mr. Meyers seconded to approve as written. All in favor: Unanimous. Motion carried.

NEW BUSINESS:

BARBIERI / MOVALL-

Mr. Munderback recused himself from review of the application at 21 Thompson Lane, Tax ID: 6869- 15-558435. Applicant requests one variance in connection with their application for a building permit to construct an addition on an existing residence on an existing non-conforming lot:

1. Area variance of 40 feet for front yard setback

The Board accepted the application and scheduled a public hearing for October 8, 2014.

LEVENICK – Ms. Axelson represented the applicant at 17 Millis Lane, Tax ID: 6768-03-389418. Applicant requests one variance in connection with their application for a building permit to construct an addition on an existing residence on an existing non-conforming lot:

1. Area variance of 75 feet for front yard setback

The Board accepted the application and scheduled a public hearing for October 8, 2014. Mr. Munderback advised Ms. Axelson that the Board would make a field visit to the parcel and asked that the area in question be staked.

NEXT MEETING-

The Board will meet next on October 8, 2014.

ADJOURNMENT-

Mr. Meyers moved and Ms. Inzeo seconded to adjourn at 8:08pm. All in favor: Unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____
James Meyers III, Acting Chair

APPROVED