

**TOWN OF STANFORD
ZONING BOARD OF APPEALS
MEETING OF 03-11-2015**

PRESENT:

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

ALSO PRESENT: Don Smith, Building Inspector

Ms. Zeyher called the meeting to order at 7:35pm.

APPROVAL OF MINUTES:

The Board reviewed the February 2, 2015 minutes. Mr. Munderback moved and Ms. Inzeo seconded to approve as written. All in favor: Unanimous. Motion carried.

PUBLIC HEARINGS-

KINSEY –

Mr. Reilly represented the applicant in connection with the application for an area variance of 48 feet for front yard setback at 33 Grist Mill Lane, Tax ID: 135200-6668-00-616025. Mr. Reilly presented proof of publication of the legal notice on the Poughkeepsie Journal website on February 28, 2015 and receipts for certified mailings. No comments were made by the public. The Board reviewed their worksheet for area variances. Mr. Munderback moved and Ms. Inzeo seconded to approve an area variance of 48 feet for front yard setback. All in favor: Unanimous. Motion carried.

DUNAGAN-

Mr. Conrad represented the applicant for an area variance of 470 sf in connections with a special permit application for guest cottage at 1106 Duell Rd., Tax ID: 135200-6768-00-662145. Mr. Conrad presented an affidavit of publication of the hearing notice in the Poughkeepsie Journal on February 20, 2015 and receipts for certified mailings. No comments were made by the public. The Board reviewed their worksheet for area variance. Mr. Tierney moved and Ms. Inzeo seconded to approve the area variance of 470 square feet. All in favor: Unanimous. Motion carried.

WALTHER-

Mr. Leong and Ms. Choy were present on behalf of the applicant for an area variance of 934 sf for the renovation of and addition to an existing non-conforming guest cottage at 171 Hammond Road, Tax ID: 135200-6767-00-634306. Ms. Choy presented an affidavit of publication of the hearing notice in the Poughkeepsie Journal on February 18, 2015 and receipts for certified mailings. Mr. Michael Dillinger inquired as to whether the existing guest cottage is located behind the big white house. Mr. Leong confirmed that it is. Ms. Laura Hammond commented that the project is nicely designed and will be a nice addition to the neighborhood. No further comments were made by the public. The Board reviewed the worksheet for area variances. Mr.

Myers moved and Mr. Tierney seconded to approve an area variance of 934 square feet. All in favor: Unanimous. Motion carried.

NEW BUSINESS:

TUSK-

Mr. Jones was present on behalf of the applicant for a front yard setback area variance in connection with the building permit application for construction of an open-air pool pavilion at 29 Drake Road, Tax ID: 6567-16-912424. The project will result in construction of 292 sf of enclosed non-conditioned equipment/storage space, 480 sf of uncovered trellis space and 1,000 sf of pool deck. Mr. Jones explained that the applicant is proposing to remove the existing residence and replace with a new residence and pool pavilion. He noted that the proposed location of the pavilion was chosen in order to preserve existing vegetation and will be located approximately where the existing residence is that is to be removed.

Mr. Myers remarked that it looks from the plans that the proposed carport is just over the allowed setback, and asked the applicant to check dimensions to be sure that it is within the allowed setback. Mr. Jones agreed to have the architects look into the carport issue. Ms. Zeyher asked for confirmation that the applicant is looking for a 30 foot variance, rather than the 75 foot variance as stated on the agenda. Mr. Jones confirmed. He noted that the applicant is aiming for a passive house and will apply for LEED certification.

Mr. Smith commented that the architects had come to his office and discussed the carport at length. He suggested that they will probably move it a little, and that everything else seems fine. Ms. Zeyher stated that they will move forward with the pool pavilion application and that the applicant can come back to the ZBA if the carport is an issue. She noted that the ZBA usually goes out to the property separately to view the project area. Mr. Jones noted that the proposed pool pavilion will be just to the right of the existing house. He noted that they reduced the size of the deck in order to keep vegetation for privacy from the neighbor as well as from the public access to the lake.

Ms. Zeyher scheduled a public hearing for April 8, 2015 and provided Mr. Jones with the legal notice publication requirements.

NEXT MEETING-

The Board will meet next on April 8, 2015. Deadline for submissions for this meeting is April 1, 2015.

ADJOURNMENT-

Mr. Myers moved and Ms. Inzeo seconded to adjourn at 8:07 pm. All in favor: Unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____
Kathy Zeyher, Chairwoman

APPROVED