

**TOWN OF STANFORD
ZONING BOARD OF APPEALS
MEETING OF 06-10-2015**

PRESENT:

Kathryn Zeyher, Chairwoman
Patrick Tierney
Michele Inzeo
James Myers III

ABSENT: Adam Munderback

Ms. Zeyher called the meeting to order at 7:37pm.

APPROVAL OF MINUTES- Approval of the minutes from May 13, 2015.

PUBLIC HEARINGS:

KASOFSKY-163 Decker Rd, Tax ID: 6570-00-994028 – Public hearing on the application for area variance in connection with the Planning Board application for special use permit for guest cottage and farm employee housing. The application involves the renovation and conversion of 361 square feet of barn space to farm employee housing and to obtain a special permit for an existing guest cottage on a 17.93 acre parcel. The applicant owns an adjoining 49.33 acre parcel. This application will require two area variances in connection with the farm employee housing:

- Area variance of 32.07 acres as the host farm parcel shall be no less than 50 acres per Town Code section 164-22 (L) (4).
- Area variance as the farm employee housing is to be located no closer to the front property line than the principal farm dwelling per Town Code section 164-22 (L) (5).

Mr. Maguro submitted an affidavit of publication of the hearing notice in the Poughkeepsie Journal on May 31, 2015 along with receipts for mailed notices and a letter of authorization from the applicant. Ms. Zeyher noted the definition of “farm” in the Town code has a minimum acreage of 10 acres and that the parcel in question fit the definition. The Board also considered the application to meet the intent of farm employee housing requirements being that the total acreage across both parcels is over 50 acres.

The Board reviewed area variance worksheets for the acreage variance. Mr. Myers moved and Mr. Tierney seconded to approve the area variance of 32.07 acres. All in favor: Unanimous. Motion carried. The Board reviewed the worksheet for setback variance. Mr. Tierney moved and Ms. Inzeo seconded to approve the setback variance of 210 feet. All in favor: Unanimous. Motion carried. There being no comment from the public, the public hearing was closed.

OTHER:

Ms. Zeyher asked the Board to think about the memo from the Building Inspector dated June 9, 2015. She asked the Board to review the Town code with respect to signs, as the Board will need to interpret the code in relation to the Fire Department sign replacement.

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NEXT MEETING DATE:

The ZBA meets next on July 8, 2015. Deadline for submissions for this meeting is on July 1, 2015.

ADJOURNMENT-

The Board adjourned at 7:52 pm.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Kathy Zeyher, Chairwoman

APPROVED