

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

**PRESENT:**

Kathryn Zeyher, Chairwoman  
Adam Munderback  
Michele Inzeo

**ABSENT:** Patrick Tierney, James Myers III

Ms. Zeyher called the meeting to order at 7:33pm.

**APPROVAL OF MINUTES-** Approval of minutes of October 14, 2015 postponed to the next meeting as a quorum was not present to approve.

Ms. Zeyher contacted Ms. Inzeo via speakerphone to take part in the remainder of the meeting.

**PUBLIC HEARINGS:**

**HILLIARD**, 84 Cold Spring Road, Tax ID: 6768-00-207985 and 106 Cold Spring Road, Tax ID: 6768-00-185982 – Public hearing on the application for area variance in connection with the Planning Board application for Lot Line Adjustment moving .23 acres from the 3.23 acre parcel at 84 Cold Spring Road, adding to the .82 acre lot at 106 Cold Spring Road. Ms. Hilliard presented an affidavit of publication of the hearing notice in the Poughkeepsie Journal on October 26, 2015 and certified mail receipts from mailed notices. With no comment from the public, the Board reviewed the worksheet for area variances. Mr. Munderback moved and Ms. Inzeo seconded to approve the area variance of 2 acres for the parcel at 84 Cold Spring Road, and area variance of 3.95 acres for the parcel at 106 Cold Spring Road. All in favor: Unanimous. Motion carried.

**RAVIV**, 3141-3143 Salt Point Tpke, Tax ID: 6667-00-400605 – Public hearing on the application for area variance in connection with the Special Permit/Guest Cottage application for the demolition and replacement of an existing non-conforming guest cottage on a 16.1 acre parcel in the AR district. Mr. Conrad presented an affidavit of publication of the hearing notice in the Poughkeepsie journal on October 22, 2015 and certified mail receipts from mailed notices. Mr. Rowen from Up a Creek Farm inquired if the special use permit allowed for the guest cottage to be used as a rental, to which Ms. Zeyher responded it does not allow for rental. With no further comment from the public, the Board reviewed the worksheet for area variances. Ms. Inzeo moved and Mr. Munderback seconded to approve the area variance of 5 feet for front yard setback and an area variance of 650 sf for guest cottage. All in favor: Unanimous. Motion carried.

**NEW BUSINESS:**

**ROWEN** – Mr. Rowen of Up a Creek Farm presented as a matter that may interest the Board, a proposal from Cypress Creek to lease his land for installation of solar panels. He asked the Board if such a proposal is inappropriate for the Town. The Board discussed current codes, noting that perhaps the Town Attorney should take a look at the proposal. Ms. Zeyher noted that the matter

should be referred to the Draft Master Plan Review Committee, adding that she will look into how other communities are handling this type of situation.

**NEXT MEETING DATE:**

The ZBA meets next on December 9, 2015. Deadline for submissions for this meeting is on December 2, 2015.

**ADJOURNMENT-**

The Board adjourned at 7:56 pm.

Submitted By: \_\_\_\_\_

Michelle Turck, Secretary

Approved By: \_\_\_\_\_

Kathy Zeyher, Chairwoman

APPROVED