Town of Stanford

Zoning Board of Appeals

Meeting of April 13, 2022

PRESENT: James Myers, III, Acting Chair

 Michael Dillinger

 Patrick Tierney

ABSENT: Kathryn Zeyher, Chair

OTHERS PRESENT: Anne Arent, Town Board Liaison

Mr. Meyers called the meeting to order at 7:30 p.m.

LACHTER/ATKINS - Applicant is seeking a 11 foot and some inches variance and a 5 foot variance. Mr. Meyers stated that a 12 foot variance would be better as the committee does not work in inches.

Mr. Meyers declared the public hearing open. As there was no comments from the public, the public hearing was closed. Motion made by Michael Dillinger to approve the variance and seconded by Patrick Tierney. All in favor: Unanimous. Motion carried.

**RESOLUTION GRANTING A VARIANCE**

Resolution offered by the Zoning Board of Appeals Acting Chair, James Meyers.

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**WHEREAS** the application for a variance will not be detrimental to the property as existing structure is closer to the front property line than the addition and

**WHEREAS** there will be no undesirable change occurring in the character of the neighborhood and

**WHEREAS** there is no feasible methods available to the applicant as it is a pre-existing structure and

**WHEREAS** the requesting variance is not substantial and

**WHEREAS** there are no effects and/or impacts that the variance would cause to the physical and/environmental conditions existing in the locality and

**WHEREAS** the variance requested is not a result of a “self-created hardship “.

Taking into consideration of the benefit to the Applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant”, these five factors, when considered together , balance in favor of granting the variance is yes.

RUGEN AREA VARIANCE: Mr. John Sullivan, representing the land owner, Mr. Peter Rugen, presented his application requesting a 30 foot front yard variance. After discussion, a motion was made by James Meyers to schedule a public hearing for May 11th. Seconded by Michael Dillinger. All in favor- Unanimous. Motion carried.

As there was no more business, motion was made by Patrick Tierney to adjourn at 7:42 p.m. Seconded by Michael Dillinger. All in favor: Unanimous. Motion carried.

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Respectfully Submitted by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Mary Dalton

Approved by:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 James Meyers, Acting Chair

/mfd