TOWN OF STANFORD

ZONING BOARD OF APPEALS

MEETING ON 8-10-22

PRESENT: Kathryn Zeyher

 James Myers

 Patrick Tierney

 Ben Rathjen

ALSO PRESENT: Frank Pepe, Town Board

Ms. Zeyher opened the meeting at 7:30 p.m.

JAVIS CONSTRUCTION AREA VARIANCE: Ms. Zeyher open the public hearing on this variance. Mr. Davis gave a review of his request for an area variance. There being no comments from the public, the Public Hearing was closed.

Applicant did send notices to neighbors but did not send it by registered mail. He will do this in the morning and bring proof to secretary in the morning.

Motion made by Mr. Myers and seconded by Mr. Tierney to approve the variance. All in favor: Unanimous. This is conditional on the receipt of the certified mailings.

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RESOLUTION GRANTING AN AREA VARIANCE

**WHEREAS** the application for an area variance will not be detrimental to nearby properties as other houses have similar setbacks and

**WHEREAS** no undesirable change will occur in the character of the neighborhood as it is a residential neighborhood and

**WHEREAS** there are no alternative(feasible) methods available to the applicant based on the topography of the lot and

**WHEREAS** the requested variance is substantial and

**WHEREAS** there are no effects and/or impacts that the variance would cause to the physical and/or environmental conditions existing in the locality as other homes have similar setbacks and

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

Taking into consideration 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 a grant: do the five factors when considered together balance in favor of granting the variance? Motion to approve made by James Myers and seconded by Pat Tierney. All in favor: Unanimous. Motion passed.

KERMIT WINTERGAARD AREA VARIANCE: Applicant presented to the Board. Our application as initially approved for this small mudroom addition (about 5 x 10) an addition that squares up an addition by the former owner with the roofing of the

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house. We only became aware of the setback issue after the construction, when we received a denial letter. We are a family of five with a large dog and the addition allows our three boys to hang all their things as they enter the house. We are requesting a 48 front line setback. Mr. Myers made the motion to schedule a public hearing for September14th. Seconded by Pat Tierney.

 Mr. Pepe spoke with Board, thanking them for all the good work they do with regard to the Zoning Board.

Mr. Myers mad e the motion to adjourn. Seconded by Ben Rathjen.

Respectfullu Submitted by\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Mary Dalton

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

 Kathryn Zeyher, Chair