TOWN OF STANFORD

ZONING BOARD OF APPEALS

MEETING OF 4-9-25

PRESENT: Neil Dennehy, Chair

Kathryn Zeyher

Patrick Tierney

Steve Mosher

Andrew Ellis

ALSO PRESENT:  Teddy Secor, Town Board Liaison

MINUTES:  Minutes of 3-12-25 were reviewed. Motion to accept the minutes as written was made by Mr. Tierney and seconded by Mr. Mosher.  All in favor:  Mr. Dennehy, Mr. Tierney and Mr. Mosher.

Mr. Dennehy welcomed Andew Ellis, our new member who is replacing Mr. Rathjen.

RATHJEN PUBLIC HEARING

Motion made by Ms. Zeyher to open the public hearing and seconded by Mr. Mosher.

Mr. Dennehy stated that the public hearing on Mr. Rathjen’s project will not be discussed but would like to continue the hearing on May 14th.  Motion to continue the Public Hearing on the Rathjen project was made by Ms. Zeyher and seconded by Mr. Mosher.  All in favor:  Mr. Dennehy, Ms. Zeyher, Mr. Mosher.  Abstain:  Mr. Ellis

DOLCE PUBLIC  HEARING FOR AN AREA VARIANCE TO ACCOMMODATE A GARAGE LOCATED AT 902 DUELL ROAD.

Motion to open the public hearing was made by Ms. Zeyher and seconded by Ms. Mosher.  All in favor:  Ms. Zeyher, Mr. Tierney, Mr. Mosher and Mr. Ellis.

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CONTINUATION OF THE DOLCE PUBLIC HEARING

Mr. Dennehy asked Mr. Dolce to give a brief account of what he is seeking.  Mr. Dolce stated that when he went to Mr. Smith, Building Inspector, for a building permit, Mr. Smith stated that no variance was needed, based on his interpretation of the placement of the barn.  Applicant began construction of the barn.  Upon a site inspection,  Mr. Smith said he would need a front yard area variance.  Mr. Dennehy asked for comments from the public.  There were no comments from the public.  There were four letters written in support of Mr. Dolce’s project and are as follows:

Toby Maitland at 836 Duell Road, Saul Goodman at 921 Duell Road, Peter Willig at 933 Duell Road and Ryan Dowd 922 Duell Road.

Worksheet was completed.

**RESOLUTION FOR GRANTING AN AREA VARIANCE FOR DOLCE APPLICATION**

**WHEREAS,** the requested variance will not be detrimental to near-by properties as there is no great distance from the neighbors not within 100 foot setback and

**WHEREAS,** there are no undesirable changes occurring in the character of the neighborhood as it is in line with other neighbors and

**WHEREAS,** there are no alternative(feasible) methods available to the applicant because of topography and septic and

**WHEREAS,** the requested variance is not substantial and

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**CONTINUATION OF APPROVAL OF GRANT FOR DOLCE VARIANCE**

**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 it is consistent with neighboring properties and

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

TAKING INTO THE 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 GRANT,” DO THE FIVE FACTORS, WHEN CONSIDERED TOGETHER, BALANCE IN FAVOR OF GRANTING THE VARIANCE?

Mr. Dennehy asked for a motion to grant approval of this project.  Ms. Zeyher made the motion to grant approval of this project and Mr. Tierney seconded the motion.  All in favor: Unanimous.

Mr. Dennehy asked for a motion to close the public hearing.  Ms. Zeyher made the motion to close the hearing and Mr. Tierney seconded the motion. All in favor: Unanimous.

APPLICATION OF KATHY WALTON, 15 INDIAN TRAIL, TO CONSTRUCT A CARPORT

Ms. Walton is applying to construct a carport to be attached to the house.  It will be opened on three sides.  Mr. Dennehy stated that there was a concern regarding the area variance needed and this would be clarified with the Building Department.  Applicant is applying for a 55 foot front variance and an 19 foot side variance These figures will be checked out with the Building

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Department.  Motion was made by Ms. Zeyher to set a public hearing on May 14th and was seconded by Mr. Mosher.  Permission for board members to visit the site was approved .  Stakes will be set.

As there was no further business, a motion made by Ms. Zeyher to adjourn and seconded by Mr. Ellis.  All in favor: Unanimous.

Respectfully submitted by:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

                                                                    Mary Dalton

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

                                               Neil Dennehy, Chair