

**TOWN OF STANFORD
ZONING BOARD OF APPEALS
MEETING OF 08-13-2014**

PRESENT:

Kathryn Zeyher, Acting Chair
James Meyers III
Adam Munderback
Michele Inzeo

ABSENT: Patrick Tierney

Ms. Zeyher called the meeting to order at 7:30pm.

APPROVAL OF MINUTES:

The Board reviewed the July 9, 2014 minutes. Mr. Meyers moved and Mr. Munderback seconded to approve as written. All in favor: Unanimous. Motion carried.

NEW BUSINESS:

CAMPBELL- Mr. Campbell was present to present the application for an area variance of 50.7 feet (subsequently adjusted to 56.7 ft) for replacement of a mobile home with a modular home within the 100 foot front yard setback at 55-57 Cold Spring Road; tax map no. 6768-00-266927. Ms. Zeyher inquired if Mr. Campbell plans to add a front porch, to which he replied that he will not, but will need steps. The Board discussed the need to include additional square footage for the addition of steps, concluding that an additional 6 feet will be adequate. Mr. Campbell agreed to adjust his request to a variance of 56.7 feet. The Board scheduled a public hearing for the September 10, 2014 meeting and advised Mr. Campbell on the notification requirements.

LINK FARM LLC- Mr. Hedges was present to represent the applicant as architect and Mr. Butts was present to represent the applicant as attorney. Mr. Hedges explained the need for multiple variances to convert the existing residence to a guest cottage and the existing guest cottage to farm employee housing at 29 Bockee Lane; tax map no. 6968-00-503457. The following six variances were determined necessary:

- Area variance of 1,144 SF for Guest Cottage
- Area variance of 52.49 ft. for Guest Cottage front yard setback on Bockee Lane
- Area variance of 527.51 ft. for Farm Employee Housing front yard setback on Pugsley Hill Road
- Area variance of 267.50 ft. for Farm Employee Housing front yard setback on Bockee Lane
- Area variance of 67.04 ft. for existing guest cottage front yard setback on Pugsley Hill Road
- Area variance of 61.81 ft. for existing guest cottage front yard setback on Bockee Lane

Ms. Zeyher noted that the Board members will visit the site individually. The Board scheduled a public hearing for the September 10, 2014 meeting and advised Mr. Hedges on the notification requirements. Mr. Butts requested that the Board consider a special meeting so that construction could begin in the fall. After consideration, the Board and consultants agreed to proceed with the established hearing date of September 10, 2014.

Mr. Hedges explained that the Planning Board had already referred the application to Dutchess County Planning under GML 239m. He supplied the Board with the referral response of local concern without comment. The Board noted area variances were not noted under 'Type of Action' on the Planning Board referral, and therefore will refer the application again. The Board agreed with Mr. Butts that area variances are Type II actions and require no further review under SEQRA.

OTHER:

NEXT MEETING-

The Board will meet next on September 10, 2014.

ADJOURNMENT-

Mr. Meyers moved and Mr. Munderback seconded to adjourn at 8:12pm. All in favor: Unanimous. Motion carried.

Submitted By: _____

Michelle Turck, Secretary

Approved By: _____

Kathryn Zeyher, Acting Chair