TOWN OF STANFORD

ZONING BOARD OF APPEALS

MEETING OF JULY 14, 2021

Present: Kathyrn Zeyher, Chair

Michael Dillinger

Micelle Inzeo

Jim Myers III

Patrick Tierney

Also Present: Frank Pepe, Town Board Liaison

Minutes: Minutes of June 9th, 2021, were accepted as read.

CRISP ARCHETECT (Goodman/Ruben) : Applicant submitted the ad from the Poughkeepsie Journal, as well as receipt of payment. Also received was proof of mailings. Applicant is requesting an area variance of 98 square feet to put a cupola on top of the house that is being built. This is located at 921 Duell Road. Applicant stated that the Stanford Fire Department had been contacted and the Fire Department is in favor of a cupola.

**RESOLUTION GRANTING A VARIANCE**

Resolution offered by the Zoning Board of Appeals, Kathy Zeyher, Chair.

**WHEREAS** the application for a variance will not be detrimental to nearby properties, as there are no close neighbors and

**WHEREAS** there will be no undesirable change occurring in the character of the neighborhood as it is a residential structure and

**WHEREAS** there are no other feasible methods available to applicant, as it is a new structure and

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**WHEREAS** the variance is substantial and

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

Motion was made by James Myers to approve this request and seconded by Michelle Inzeo. All in favor: Unanimous.

**NOW THEREFORE BE IT RESOLVED**, The Zoning Board of Appeals, grants the request for area variance of 98 square feet.

After the applicant left a Mr. & Mrs. Smith (neighbors) came, in response to the public hearing notice. The Committee reviewed the plans of the house. Mr. & Mrs. Smith had no problem with the variance. They mainly came to meet the homeowners.

BURKE VARIANCE: Mr. Burke is requesting permission to change the existing structure of the house to a rectangle. The property is located at 24 Anderson Road. Applicant is asking for a 15 foot variance in the back, a 43 foot variance in the front, a 21.5 foot side variance and a 16.5 foot side variance. Motion was made for a Public Hearing to take place on August 11, 2021 at 7:30, by James Myers and seconded by Pat Tierney. All in favor: Unanimous.

MR. KING: Mr. King came to the meeting to get an interpretation of the law. He lives at 176 Charwell Drive, Clinton Corners. Mr. King stated that Mr. Smith, Building Inspector, has allowed an unlawful operation to exist. After listening to letters written by Mr. King, Ms. Zeyher stated that this was not the function of this Committee. Ms. Zeyher stated that the Committee could not do anything for him. The ZBA only handles variances. Ms. Zeyher stated that the only recourse would probably be that Mr. King gather more information and perhaps go to the Town Board.

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At this point Mr. Pepe, Town Board liaison, told Ms. Zeyher that he would be willing to meet with Mr. King. Mr. King was agreeable to meet with Mr. Pepe.

Mr. Pepe spoke to the committee, thanking them for the fine work they do in serving the Town.

There being no further business, Mr. Dillinger made the motion to adjourn, seconded by Mr. Tierney. All in favor: Unanimous.

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

Mary Dalton, Secretary

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

Kathy Zeyher, Chair