TOWN OF STANFORD

BOARD OF APPEALS

MEETING OF 9-14-22

PRESENT: Kathryn Zeyher

 Jim Myers

 Pat Tierney

 Ben Rathjen

ABSENT: Mike Dillinger

ALSO PRESENT: Frank Pepe, Town Board Liaison

Mr. Westergaard presented his request for a 48 foot front yard variance.

Motion was made by Jim Myers and Seconded by Ben Rathjen to approve the request. All in favor: Unanimous. Motion carried.

RESOLUTION GRANTING A VARIANCE

**WHEREAS** the requested variance will not be detrimental to nearby properties as it is an existing nonconforming structure and

**WHEREAS** no undesirable change will occur in the character of the neighborhood and

**WHEREAS** there is no alternative, feasible methods available to the applicant as it is a pre-existing home being renovated and

**WHEREAS** the requested variance is substantial and

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

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**WHEREAS** the variance requested in not a result of a “self-created hardship” as it is a pre-existing home.

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? Jim Myers made the motion to approve. Seconded by Ben Rathjen. All in favor: Kathy Zeyher, Jim Myers, Ben Rathjen, Pat Tierney. Absent: Mike Dillinger. Area variance granted.

RIVERS AREA VARIANCE: Addition of a mud room to an existing residence. Applicant is asking for a 56 foot front yard variance.

After review of application, Pat Tierney made the motion to set a public hearing for 10-12-22. Seconded by Jim Myers. All in favor: Kathy Zeyher, Jim Myers, Ben Rathjen, Pat Tierney. Absent: Mike Dillinger. Motion granted.

PROPOSED LAW OF 2 of 2022: Board had no knowledge of this law and felt there was a need to compare the old law with the new law as far as what was deleted and what was added. Board has concerns about passing this law and what would happen if it conflicted with the Master Plan.

Ms. Zeyher spoke regarding the Master Plan extending the rural center. Ms. Zeyher will request clarification.

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Mr. Cook of 6406 Route 82 spoke regarding owning 220 acres of land , which he would like to subdivide. Would like to extend 5 lots to 8 lots on this parcel. Discussion ensued. Board will wait on information regarding the requested material of Proposed Law 2 of 2022.

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

 Mary Dalton, Secretary

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

 Kathryn Zeyher

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