TOWN OF STANFORD

ZONING BOARD OF APPEALS

MEETING OF 10-12-22

Present: Kathryn Zeyher, Chair

James Myers

Patrick Tierney

Michael Dillinger

ABSENT: Ben Rathjen

ALSO PRESENT: Frank Peppe , Town Board Liaison

Ms. Zeyher called the meeting to order at 7:30. Ms. Zeyher stated that this meeting will be devoted to discussion of Resolution #2 of 2022. The public hearing scheduled for tonight was re-scheduled for the November meeting.

At the last meeting of the Zoning Board of Appeals, the members of the Board had a copy of the new proposed resolution. The new proposal did not show the changes from the old law and Board objected to this. The Board asked for a copy of the old law and a copy of the new resolution with the changes highlighted.

OLD LAW: 140-25 Section 8 Part B reads as follows:

B. Minimum lot area. A conservation density subdivision shall require a minimum lot area of five acres and a minimum average lot area of 25 acres. All lots created within a conservation density subdivision shall be permanently restricted by a conservation easement from further subdivision and shall, by virtue of the expressed language of said easement, be restricted to the development of one principal single- family dwelling unit and permitted accessory uses per approved lot, including a guest cottage, except as may be otherwise authorized on active farm parcels.”

TOWN OF STANFORD

ZONING BOARD OF APPEALS

MEETING OF 10-12-22

PAGE 2

PROPOSED NEW LAW:

B. Minimum lot area. “A conservation density subdivision shall require a minimum lot area of five acres and a minimum average lot area of 25 acres. All lots created within a conservation density subdivision shall be permanently restricted by a conservation easement from further subdivision and shall, by virtue of the expressed language of said easement be restricted to the development of one principal single-family dwelling unit and permitted accessory BUILDINGS AND STRUCTURES PER APPROVED LOT INCLUDING, A GUEST COTTAGE, except as may be otherwise authorized on active farm parcels.”

Board approved the wording the of new law. Board is also concerned about private roads may be expanded to include common driveways.

Mr. Peppe stated that going forward, the Town Board will be highly sensitive regarding ZBA’s participation in the Master Plan.

Mr. Peppe stated that the completion of the Master Plan would take a little longer. He stated that a draft would be submitted to the community before the end of the year.

Mr. Peppe stated that there are times when the Town Board runs into common interests He stated that the Board should be permitted to engage with the ZBA or Planning Board when the TB sees problems coming up.

Discussion ensued regarding cell towers with Mr. Cook adding to the conversation.

As there was no further business, Mr. Myers made the motion to adjourn, seconded by Mr. Tierney. All in favor: Unanimous. Motion carried.

TOWN OF STANFORD

ZONING BOARD OF APPEALS

MEETING OF 10-12-22

PAGE 3

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

Mary Dalton

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

Kathryn Zeyher, Chair

md