TOWN OF STANFORD

ZONING BOARD OF APPEALS

MEETING OF JANUARY 10, 2024

PRESENT: Kathryn Zeyher, Chair

 Patrick Tierney

 Ben Rathjen

 Neil Dennehy

ABSENT: Steve Mosher

 Eric Haims, Town Board Liaison

MINUTES: Minutes of 12-12-23. Mr. Tierney made the motion to accept the minutes of 12-10-23 as written. Seconded by Mr. Rathjen. All in favor: Mr. Tierney, Mr. Rathjen and

Ms. Zeyher. Abstain: Neal Dennehy.

BLUE SIDE VARIANCE @ 186 STISSING ROAD: Mr. Blue is requesting a side variance of 10 feet to accommodate placement of a garage in the front of a single-family residence. Ms. Zeyher made the motion to open the public hearing. Seconded by Mr. Tierney and seconded by Mr. Rathjen. Ms. Zeyher asked for any comments from the public. Barbara Samuels and Raul Katz of 182 Stissing Road questioned whether there was a survey done. Survey has been done. As there were no further comments, Ms. Zeyher made the motion to close the public hearing, seconded by Mr. Rathjen. Mr. Tierney made the motion to approve this variance. Seconded by Mr. Rathjen. All in favor: Ms. Zeyher, Mr. Rathjen and Mr. Tierney. Abstain: Neal Dennehy. Motion approved.

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**RESOLUTION FOR GRANTING SIDEYARD VARIANCE AT 136 STISSING ROAD TO ACCOMMODATE PLACEMENT OF A GARAGE**

**WHEREAS,** the requested variance will not be detrimental to nearby properties as it fits with the existing neighborhood structures and

**WHEREAS,** no undesirable change will occur in the character of the neighborhood as it is a preexisting home and

**WHEREAS,** there are no alternative (feasible) methods available to the applicant as it is consistent with the driveway and

**WHEREAS,** the requested variance is substantial and

**WHEREAS,** there are no effects and/or impacts the variance would cause to the physical and/or environmental conditions existing in the locality as it is a preexisting home and

**WHEREAS**, the requested variance is not a result of a “self-created hardship” as it is an existing home and driveway.

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 granting the variance? Mr. Tierney made the motion to approve the variance. Mr. Rathjen seconded the motion. All in favor; Ms. Zeyher, Mr. Tierney and Mr. Rathjen. Abstain: Mr. Dennehy. Motion passed.

**RESOLUTION FOR GRANTING PLACEMENT OF A GARAGE IN FRONT OF SINGLE FAMILY RESIDENCE AT 136 STISSING ROAD**

**WHEREAS,** the requested variance will not be detrimental to nearby properties as it fits with existing neighborhood structures, and

**WHEREAS,** no undesirable change will occur in the character of the neighborhood as preexisting homes in the area are within100 foot setback and

**WHEREAS,** there are no feasible methods available to the applicant and

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**WHEREAS**, the requested variance is substantial and

**WHEREAS,** no affects and/or impacts would the variance cause to the physical and/or environmental conditions existing in the locality as it is a preexisting home. Accessory garage is permitted as it is not within 100 feet front setback required and

**WHEREAS,** the variance requested is not a result of a “self-created hardship” as it is an existing home and driveway.

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 grant”, do the five factors, when considered together, balance in favor of granting the variance? Mr. Tierney made the motion to approve the variance. Mr. Rathjen seconded the motion. All in favor: Ms. Zeyher, Mr. Tierney and M. Rathjen. Abstain: Mr. Dennehy. Motion passed.

**LACHTER/ATKINS FRONT YARD SETBACKS AT 1068 NORTH ANSON ROAD**. Mr. Boyle stated that this is a reapplication which was approved in 2022. The approval timed out, so

applicant is coming before the Board again. There have been no changes in this application. Applicant is requesting a 5 foot and 12 foot front yard variance to accommodate two small additions. Mr. Rathjen made the motion to open the public hearing. Motion was seconded by Mr. Tierney. All in favor: Ms. Zeyher, Mr. Rathjen and Mr. Tierney. Abstain: Mr. Dennehy. Joah Harrison of 59 Earnest Road questioned the project. Ms. Harrison met with applicant at the end of the meeting. As there are no further comments from the public, Ms. Zeyher declared the public hearing closed. Mr. Rathjen made the motion to approve this application. Mr. Tierney seconded the motion. All in favor: Ms. Zeyher, Mr. Rathjen and Mr. Tierney. Abstain: Mr. Dennehy. Motion passed.

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**RESOLUTION FOR GRANTING A FIVE FOOT AND 12 FOOT FRONT YARD VARIANCE TO ACCOMMODATE TWO SMALL ADDITIONS**

**WHEREAS,**  the requested variance will not be detrimental to nearby properties as it is less nonconforming than the existing home and

**WHEREAS,** there will be no undesirable change occurring in the character of then neighborhood as it is an addition to a preexisting structure and

**WHEREAS,** no alternative(feasible) methods are available to the applicant and

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

**WHEREAS,** no effects and/or impacts will the variance cause to the physical and/or environmental conditions existing in the locality as it is a preexisting structure and

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

Taking into consideration the “benefit for 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. Rathjen made the motion to approve the variance. Mr. Tierney seconded the motion. All in favor: Kathryn Zeyher, Ben Rathjen and Pat Tierney. Abstain: Mr. Dennehy. Motion passed.

 Board went into Executive Session.

 There being no further business, Mr. Dennehy made a motion to adjourn the meeting, Seconded by Mr. Tierney. All in favor: Unanimous.

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RESPECTFULLY SUBMITTED BY:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Mary Dalton

APPROVED BY:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Kathryn Zeyher, Chair

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