TOWN OF STANFORD

ZONING BOARD OF APPEALS

MEETING OF NOVEMBER 13, 2024

PRESENT: Neil Dennehy, Chair

 Kathryn Zeyher

 Patrick Tierney

 Ben Rathjen

 Steve Mosher

ALSO PRESENT: Theodore Secor, Town Board Liaison

MINUTES: Minutes of 10-9-24. Ms. Zeyher made a motion to change the word counter to comment in the fifth line of page one. Mr. Tierney made the motion to accept the minutes as corrected. Mr. Mosher seconded the motion. All in favor: Unanimous.

LISMAN 50 FOOT VARIANCE FOR THE FRONT YARD ON MILLIS LANE AND 45 FOOT VARIANCE ON MILL: Mr. Gates stated that Mr. Lisman wants to put a house on his corner lot. Wants to put it on an existing foot print. Board members reviewed the map. Ms. Zeyher asked if the site is marked and could Board members look at the property. Mr. Gates stated yes. Mr. Dennehy asked for a motion to schedule a public hearing for December 11, 2024. Mr. Tierney made the motion to schedule a public hearing and Mr. Rathjen seconded it. All in favor: Unanimous.

RATHJEN PUBLIC HEARING: Mr. Dennehy asked for a motion to open the Rathjen Public Hearing. Ms. Zeyher made the motion and it was seconded by Mr. Mosher. All in favor: Mr. Dennehy, Ms. Zeyher, Mr. Tierney, Mr. Mosher. Abstain: Mr. Rathjen

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RATHJEN PUBLIC HEARING CONTINUED:

Mr. Dennehy asked Mr. Rathjen if he had any report. Mr. Rathjen stated that he has no new information as his lawyer has asked for a three week extension. A statement was made regarding Mr. Rathjen not being licensed as a certified grower. Mr. Rathjen stated that there had been a hold up on the State’s end but that it was corrected and is currently licensed.

Travis Christian spoke regarding what is happening at Rathjen property and that it is not legal. See attached letter.

Robert Butts, Stanford Town Attorney read a letter from Freeman & Howard Attorney for Mr. Smith. He read excerpts from the letter in the interest of time. See attached letter.

Betty Crosgrove read a letter from Allan B. Rappleyea. See attached.

Ms. Crosgrove stated that there have been several instances where the word emotional was used. Stated the issues clearly impact the neighborhood.

Claudia Debella stated she embraces the word emotional. Stated that someone has ignored the code. Just wants what’s right and proper.

 Mr. Byrnes showed some pictures of the heavy equipment used. These pictures were reportedly taken last year.

Mr. King spoke regarding the reason that he decided to move to Charwill Drive. See attached.

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Mr. Dennehy stated that if anyone wanted to submit any information they were certainly welcomed to do this and it will be read by Board members. Ms. Zeyher asked if there was a deadline for submission. Mr. Dennehy stated it should be submitted by 12-4-24.

Barbara Warren stated that this has been going on for about a year and a half. She stated that the neighbors are not being heard. Property values have declined.

Mr. Dennehy stated that since there is no one else to speak, the Public Hearing will remain open until next month.

Mr. Dennehy asked for a motion to return to regular meeting. Ms. Zeyher made the motion and it was seconded by Mr. Mosher.

There being no further business, Mr. Dennehy asked for a motion to close the meeting. Ms. Zeyher made a motion to closed the meeting, seconded by Mr. Mosher. All in favor: Unanimous

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

 Mary Dalton

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

 Neal Dennehy, Chair