

Town of Stanford
Planning Board
Referral to Zoning Board of Appeals

To: Town of Stanford Zoning Board of Appeals
From: Town of Stanford Planning Board
Date: [Insert Date]
Subject: ZBA Referral – Area Variance Request for Lot Width Nonconformities
Applicant: Adrian & Andrea Velasquez
Location: 313 Jameson Hill Road, Town of Stanford, Dutchess County
Project: Preliminary Subdivision – Velasquez Subdivision

Purpose of Referral

The Planning Board of the Town of Stanford is referring this matter to the Zoning Board of Appeals (ZBA) for consideration of area variances relating to lot width deficiencies for Lots 3 and 4 of the proposed Velasquez Subdivision located at 313 Jameson Hill Road. The request arises from a review of the submitted preliminary site plans prepared by David Rider, P.E., dated July 12, 2025.

Area Variances Requested

1. Lot Width – Lots 3 and 4

- Zoning Code Requirement (§140-3):
“Lot width” is defined as “the distance between the side lot lines measured along the front yard setback line.”
In the applicable R-C5 (Rural Residential) district, the required front yard setback is 100 feet, and the minimum lot width at that line is 200 feet.
- Lot 3 – Proposed Lot Width at 100-ft Setback:
Approximately 35 feet (\pm) as measured on the plan
 - Variance Required: ~165 feet
- Lot 4 – Proposed Lot Width at 100-ft Setback:
Approximately 85 feet (\pm) as measured on the plan
 - Variance Required: ~115 feet
- Justification:
The applicant has proposed a subdivision layout intended to follow existing topography

and minimize site disturbance. However, due to the configuration of the lots and terrain constraints, both Lots 3 and 4 fail to achieve the minimum lot width at the required front setback line, and as such are not compliant with current zoning requirements.

Planning Board Comments

- The applicant has indicated that significant investment in full SWPPP preparation would be contingent on preliminary consensus from the Planning Board and ZBA on layout feasibility.
- The proposed subdivision layout is designed to reduce environmental impact by avoiding excessive grading and tree clearing.
- The Planning Board has not identified any other dimensional or area deficiencies with the current plan.
- Relief from the lot width requirement is necessary for the applicant to proceed with formal subdivision review and engineering investment.

Recommendation

The Planning Board recommends that the ZBA review this request for area variances due to lot width noncompliance for Lots 3 and 4. While the lots meet or exceed the minimum required area, the Planning Board acknowledges that the irregular parcel configuration and environmental preservation goals create a practical difficulty in meeting the full 200-foot width at the required setback.

The Board encourages the ZBA to consider the intent of the zoning code in light of site-specific constraints and the applicant's efforts to minimize environmental disturbance.

Supporting Documentation

- Preliminary Subdivision Plan (Sheets 1–3), prepared by David K. Rider, P.E. – dated July 12, 2025
- Preliminary Stormwater Pollution Prevention Plan (SWPPP) – dated June 2025

Respectfully Submitted,
Town of Stanford Planning Board

By:
Thomas Angell

Chair, Town of Stanford Planning Board

(Signature) _____

(Date) _____