

1 STATE OF NEW YORK : COUNTY OF ROCKLAND  
2 TOWN OF STONY POINT : ZONING BOARD OF APPEALS

3 - - - - - X

4 REQUEST OF  
5 BRUCE MILLER  
6 APPLICATION #21-17

7 - - - - - X

8 Town of Stony Point  
9 RHO Building  
10 5 Clubhouse Lane  
11 Stony Point, New York  
12 October 21, 2021  
13 7:53 p.m.

14 BEFORE:

- 15 JOSEPH ANGINOLI, ACTING CHAIRMAN
- 16 LOU ANN DAVIS, BOARD MEMBER
- 17 JOHN GAZZOLA, BOARD MEMBER
- 18 EDWARD KEEGAN, BOARD MEMBER
- 19 JOHN LYNCH, BOARD MEMBER
- 20 TODD STRIETER, BOARD MEMBER

21 ROCKLAND & ORANGE REPORTING  
22 2 Congers Road, Suite 2  
23 New City, New York 10956  
24 (845) 634-4200  
25

1 Proceedings

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3 CHAIRMAN ANGINOLI: I think remaining we  
4 have some new requests. We have a request by  
5 Bruce Miller for variances involving  
6 Chapter 215, Article V, Section 15A, use d.1,  
7 Column 7, minimum ten feet rear and side yard  
8 depth required; five feet rear depth  
9 provided; five feet variance necessary;

10 Chapter 215, Article V, Section 15A, use  
11 d.1, Column 10, maximum development  
12 conference 20 percent; coverage of 25 percent  
13 proposed; five percent coverage variance  
14 necessary;

15 Number Three, Chapter 215, Article VII,  
16 Section 15-30B, the distance between a  
17 principal building and an accessory building  
18 shall not be less than 15 feet; 13.7 feet  
19 spacing provided; 1.3 feet variance  
20 necessary;

21 And Number Four, Chapter 215,  
22 Article VII, Section 30 C, for any accessory  
23 building having a height in excess of  
24 15 feet, the additional footage in excess of  
25 15 feet shall be added to the rear and side

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2 yard requirements; fifteen feet five inches  
3 height proposed, accessory building;  
4 five feet variance required. Is Mr. Miller  
5 or a representative here?

6 MR. PERKINS: Good evening.

7 CHAIRMAN ANGINOLI: Please state your  
8 name and your purpose.

9 MR. PERKINS: Absolutely. My name is  
10 John Perkins. I am the architect and  
11 representative for Mr. Miller.

12 Mr. Miller lives in Lavender Lane,  
13 2 Lavender Lane, Lavender Court, in Tomkins  
14 Cove, off of Buckberg Road. And it's a small  
15 secondary street on top of Buckberg Road.  
16 It's very set back, isolated from general  
17 view.

18 But he wishes to repair and replace, I  
19 should say, an existing accessory building of  
20 a garage. The garage has fallen into  
21 disrepair and is slowly collapsing. So he  
22 wishes to reconstruct a new one.

23 The majority, if not all of the  
24 variances are based on the site and the  
25 topography. It's kind of a very difficult

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2 site to negotiate between the existing  
3 dwelling, and the property lines, and the  
4 geometry of the site in conjunction with the  
5 topography.

6 I'm going to step around to the front to  
7 show you the site plan and kind of explain  
8 what we intend to do. This is the property  
9 survey. Lavender Lane is at the top of the  
10 page here, north being at the top of the  
11 page. As you approach, you have a driveway  
12 that comes in from the north side and  
13 continues around the existing principal  
14 dwelling. And there's currently a smaller  
15 accessory garage there that is, again, fallen  
16 into disrepair and we intend to demolish,  
17 which surprisingly hasn't collapsed already.  
18 But we intend to replace it with a new  
19 structure, 25-foot wide by 30-foot deep.

20 And the topography, as you can see, is  
21 pretty difficult to negotiate between the  
22 geometry of the house where the existing  
23 driveway currently exists, where there's a  
24 retaining wall, and then the second retaining  
25 wall to the lower portion of the site for the

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2 area proposed for the accessory building or  
3 the attached garage. Again, most of the  
4 variances, if not all of them, are based on  
5 the topography. Topography kind of  
6 designates that we need to be on this area of  
7 the site in order to gain access to the  
8 garage with vehicles. So we're kind of  
9 designated to have just one small area  
10 allowed to kind of get to that garage with  
11 the vehicle.

12 That, again, is a 25-foot side. And the  
13 30-foot deep continues across. It should be  
14 noted that it's a very heavily wooded area,  
15 so there's not a lot of exposure around it.  
16 So it's pretty isolated. I would encourage  
17 the Board when they take a, take the  
18 opportunity to maybe see the site visit, to  
19 take a look at the property, and they'll  
20 understand what I'm talking about.

21 But to give you an idea of the actual  
22 structure we propose itself, 25-foot two car  
23 garage, 30-foot deep. Two overhead doors at  
24 the front. Man door to the side. Man door  
25 out the back. Looking at the structure

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2 itself, just a one-story garage. Two  
3 overhead doors.

4 Now, the height variance is designated  
5 by, again, the topography. You'll notice on  
6 the elevation that you'll see there's quite a  
7 step off on the left-hand side of the garage.  
8 It's roughly six to eight feet. That is the  
9 majority of where our height is being gained.

10 It's not a very tall garage at all.  
11 It's an eight-foot plate height, so it's not  
12 very tall. But once you take into  
13 consideration the differentiation between the  
14 grade at the front where we need to gain  
15 access from the driveway to the bottom or the  
16 back of the structure is going to be  
17 accommodated, it's about a six-foot  
18 differential, and raise that height  
19 dramatically.

20 So looking at it from the front, you see  
21 a gable end. On the side, standard eave end.  
22 No windows on the north side, Lavender Lane  
23 side. On the opposite side, there are two  
24 windows and a man door. Again, even. And on  
25 the rear, it's a man door with the grade kind

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2 of falling off, and a gable end as well.

3 BOARD MEMBER KEEGAN: I have a question  
4 for you. Oh, I'm sorry.

5 BOARD MEMBER LYNCH: This is just the  
6 application process.

7 CHAIRMAN ANGINOLI: We're just going to  
8 do that. Are you satisfied? Do you  
9 understand what the --

10 BOARD MEMBER LYNCH: Yeah, I understand.

11 CHAIRMAN ANGINOLI: Okay. The process  
12 is we're going to vote now to put it on the  
13 agenda. We'll conduct a site visit. And  
14 we'll continue at our next meeting. The  
15 notices will go out.

16 BOARD MEMBER LYNCH: You get all the  
17 questions at the public hearing.

18 MR. PERKINS: Right. I just want to  
19 make sure, before you do your site visit, you  
20 know why it is.

21 BOARD MEMBER LYNCH: Yup.

22 CHAIRMAN ANGINOLI: Motion to put it on  
23 the agenda.

24 BOARD MEMBER LYNCH: I make a motion.

25 CHAIRMAN ANGINOLI: Second?

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2 BOARD MEMBER KEEGAN: Second.

3 CHAIRMAN ANGINOLI: All in favor?

4 (Response of aye was given.)

5 CHAIRMAN ANGINOLI: Okay. Thank you.

6 MR. PERKINS: Thank you.

7 MS. KIVLEHAN: And the site visit will  
8 be October 31st. Okay. Halloween, trick or  
9 treat.

10 (Time noted: 8:00 p.m.)

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THE FOREGOING IS CERTIFIED to be a true  
and correct transcription of the original  
stenographic minutes to the best of my ability.

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Jennifer L. Johnson