**Zoning Board of Appeals**

**20th Agenda**

**November 4, 2021**

**7:00 PM**

**AGENDA**

**DECISION:**

**Request of Jack Lieberman – App. #21-11 (Appeal)**

An appeal of the Building Inspector’s determination “that the floor area ratio (F.A.R.) is applicable to the residential portions of the project” per Building Inspector’s letter dated July 14, 2021, at 111 South Liberty Drive, Stony Point, New York.

**Section: 20.11 Block: 2 Lot: 29 Zone: BU**

**DECISION:**

**Request of Jack Lieberman – App. #21-12 (appeal)**

An appeal of the requirements of Chapter 215, Article 92 Section 2 – Residential mixed use in the BU Zoning District. Residences shall be permitted by conditional use permit of the Planning Board in the BU district subject to the following conditions:

1. Outdoor recreational space = at least 200 square feet of unpaved outdoor recreational area shall be provided per unit except that such area may contain block paver areas serving as a patio.

for an appeal of the outdoor recreational space letter dated March 26, 2021, at 111 South Liberty Drive, Stony Point, New York.

**Section: 20.11 Block: 2 Lot: 29 Zone: BU**

**PUBLIC HEARING:**

**Request of Bruce Miller – App. #21-17 (area variances (4))**

A variance from the requirements of:

1. Chapter 215, Article V, section 15 A – use d.1, column 7 – minimum 10 feet rear and side yard depth required; 5 feet rear depth provided; 5 feet variance necessary; and
2. Chapter 215, Article V, section 15 A – use d.1, column 10; maximum development coverage 20%; coverage of 25% proposed; 5% coverage variance necessary; and
3. Chapter 215, Article VII, section 15-30B – the distance between a principal building and an accessory building shall not be less than 15 feet; 13.7 feet spacing provided; 1.3 feet variance necessary; and
4. Chapter 215, Article VII, section 30 C – for any accessory building having a height in excess of 15 feet, the additional footage in excess of 15 feet shall be added to the rear and side yard requirements; 15’5” height proposed (accessory building); 5” variance necessary.

For a detached garage located at 2 Lavender Lane, Tomkins Cove, New York.

**Section: 10.03 Block: 1 Lot: 49 Zone: RR**

**Request of Mike Pappas – App. #21-16 (area variances (2))**

A variance from the requirements of:

1. Chapter 215, Article V, section 15A – use h.2, column 4 – minimum 35 feet front yard depth and setback required; 11 feet front yard depth and setback provided; 24 feet variance necessary; and
2. Chapter 215, Article V, section 15 A – use h.2, column 5 – minimum 50 feet combined front side yard setback required; 31.2 feet combined front yard setback provided; 18.8 feet variance necessary

For additions and alterations for a two-family residence located at 33-35 Wood Avenue, Stony Point, New York.

**Section: 15.19 Block: 3 Lot: 39 Zone: R1**

**Request of Jianny Vallejo – App. #21-18 (area variance (2)**

A variance from the requirements of:

1. Chapter 215-22 – no principal structure shall be located any closer to any street or property line than the required minimum setback in the bulk table or the established setback, if such exists. Accessory structures and uses are permitted within the required setback other than the front setback but not within any required yard, except as specifically authorized herein; and
2. Chapter 215-26 – (corner lots) a front yard and front setback shall be required on a corner lot from each street line. There shall be designated on the site plan which of the remaining yards or setbacks shall be the side and rear yard or setback, respectively. In the event that only one side of such lot meets required street frontage, that side shall be considered the front yard for the purpose of determining the rearyard setback; 50 foot front yard setback required, 20 foot front yard setback provided, 30 foot variance needed for a 10 x 14 accessory shed located at 133 Mott Farm Road, Tomkins Cove, New York.

**Section: 10.02 Block: 3 Lot: 41 Zone: RR**

**CONTINUED PUBLIC HEARING:**

**Request of Alexis Pinos – App. #21-10**

A variance request for a use variance for non-residential use permitted in RR Zone for contractor’s storage unit located at 21 Blanchard Road, Stony Point, NY.

**Section: 19.01 Block: 1 Lot: 18.3 Zone: RR**

**OTHER BUSINESS:**

Minutes of September 16, 2021