

TOWN OF STONY POINT
ZONING BOARD OF APPEALS
Minutes of November 17, 2022

PRESENT:

Mr. Keegan
Mr. Anginoli
Mr. Lynch
Mr. Strieter
Mr. Gazzola
Ms. Davis
Chairman Wright

ALSO PRESENT:

Dave MacCartney, Attorney
John Hager, Building Inspector

Chairman Wright: Good evening. Welcome to the Stony Point Zoning Board of Appeals. I call this meeting of November 17, 2022, to order. Please rise for the Pledge of Allegiance.

The Pledge of Allegiance was recited, and roll call taken.

Chairman Wright starts the meeting with the making a motion to accept the minutes of April 21st, May 5th, and November 3, 2022.

*****MOTION: Mr. Strieter made a motion to accept the minutes of April 7, 2022; seconded by Ms. Davis. All in favor; the motion was carried.**

Chairman Wright continues the meeting with the public hearing for the request of Josephine C. Lynch Irrevocable TR/John Lynch Trustee – 45 Franklin Dr – App. #22-15

Lot Line Change - Chapter 215-Article V - "Square footage of lot" a non-conforming lot being reduced by 294.76 square feet

Section: 15.19 Block: 1 Lot: 2 Zone: R1

*****MOTION: Mr. Strieter made a motion to open the public hearing; seconded by Ms. Davis. All in favor; the motion was carried.**

****Mr. John Lynch makes a motion to recuse himself from the Zoning Board of Appeals for this application.**

Chairman Wright asked for the applicant or representative of to please come forward.

John Lynch of 44 Franklin Drive spoke on behalf as Trustee of the property. He explained that the property is his mother's property located across the street from his residence, and they are in litigation over the property line. The current line runs through a good portion of their neighbor's driveway, and they have come to an agreement that he would sell them that portion of the property. Mr. Lynch continued to explain that the variance would serve the purpose of the neighboring property driving up and down their driveway, and he would regain a chunk of blacktop at the top of the driveway.

Chairman Wright asked the Board if they had any questions for the applicant. No response from the Board.

Chairman Wright asked the Board if they feel that this variance would give minimal relief. The Board responded, "yes".

Chairman Wright asked the Board if this application is substantial, and the Board responded, "no".

Chairman Wright asked the Board if this variance would change the character of the neighborhood. Ms. Davis replied, "no".

Chairman Wright asked the Board if this is self-inflicted. Mr. Lynch replied, "yes, the previous owners did this".

Chairman Wright asked for anybody from the public that would like to speak on the application to please come forward. There was no response from the public.

Mr. MacCartney added that he did a little investigating into SEQRA, and he advised this application would be considered a Type 2 action, which is the grant of an individual setback and lot line variance or adjustment.

*****MOTION: Mr. MacCartney made a motion to declare this application a Type 2 Action regarding SEQRA; seconded by Mr. Anginoli. All in favor; the motion was carried.**

*****MOTION: Mr. Anginoli made a motion to close the public hearing; seconded by Mr. Strieter. All in favor; the motion was carried.**

*****MOTION: Mr. Anginoli made a motion to adjourn the meeting of November 17, 2022; seconded by Ms. Davis. All in favor; the motion was carried.**

Respectfully submitted,

Nicole Pechin

Secretary
Zoning Board of Appeals