

**TOWN OF STONY POINT
ZONING BOARD OF APPEALS
Minutes of February 1, 2024**

PRESENT:

Mr. Keegan
Mr. Anginoli (acting Chairman)
Mr. Lynch
Mr. Strieter
Ms. Davis
Mr. Veras
Chairman Wright (absent)

ALSO PRESENT:

Dave MacCartney, Attorney

Acting Chairman Anginoli: Good evening. Welcome to the Stony Point Zoning Board of Appeals. I call this meeting of February 1, 2024, to order. Please rise for the Pledge of Allegiance.

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

Acting Chairman Anginoli called for a motion to approve the minutes from the meeting of January 18th, 2024.

*****MOTION: Ms. Davis made a motion to approve the minutes from the meeting of January 18th, 2024; seconded by Mr. Strieter. All in favor; the motion was carried.**

Request of Richard Cutler – 12 Cortlandt Ln – App. # 24-01 (Area Variance)

Residential Alteration- addition in rear for kitchen
Chapter 215, Article V Bulk Requirements, Section 215-15 A Bulk Table part IA (215 attachment 15),
column 6 Required Rear Setback
Minimum rear setback required = 50'
Existing rear setback = 25.3'
Rear setback provided = 15'
Variance necessary = 32'

Section: 10.01

Block: 2

Lot: 32

Zone: RR

Acting Chairman Anginoli called for a motion to open the Public Hearing.

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

Acting Chairman Anginoli called for the applicant or representative is present, to please address the Board.

Mr. Ferrera, the applicant's representative/architect, was not present at this time. The applicant attempted to contact him but was unsuccessful. The Board waited for Mr. Ferrera to arrive.

Mira Cutler, 12 Cortlandt Lane, addressed the Board to give a brief overview of the application. She explained that the house her and her husband currently own was previously owned by a relative and was built without an internal stairway that leads to the basement. The basement is where they have their (food) pantry, washer, and dryer. She goes on to tell the Board that her husband, Richard Cutler, had fallen on ice recently when doing laundry, which had prompted them to redesign their kitchen space to allow for them to have more storage for food and their laundry, and to be easily accessible to the main level of the house. Mrs. Cutler adds that they would like to put the washer and dryer in the current 8x8 kitchen and build a 9x10 addition for a new kitchen.

Acting Chairman Anginoli called for any members of the public that would like to speak on behalf of the application to please come forward. No members of the public were present on this matter.

Acting Chairman Anginoli called for a motion to continue the public hearing at the meeting of February 15th, 2024.

*****MOTION: Mr. Keegan made a motion to continue the public hearing at the meeting of February 15th, 2024; seconded by Mr. Strieter. All in favor; the motion was carried.**

Acting Chairman Anginoli called for a motion to adjourn the meeting of February 1, 2024.

*****MOTION: Ms. Davis made a motion to adjourn the meeting February 1, 2024; seconded by Mr. Keegan. All in favor; the motion was carried.**

Respectfully submitted,

Nicole Flannigan
Secretary
Zoning Board of Appeals