

**TOWN OF STONY POINT
ZONING BOARD OF APPEALS
Minutes of February 15, 2024**

PRESENT:

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

ALSO PRESENT:

Chris Pavlacka, Attorney

Chairman Wright: Good evening. Welcome to the Stony Point Zoning Board of Appeals. I call this meeting of February 15, 2024, to order. Please rise for the Pledge of Allegiance.

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

Chairman Wright called for a motion to approve the minutes from the meeting of February 1st, 2024.

*****MOTION: Ms. Davis made a motion to approve the minutes from the meeting of February 1st, 2024; seconded by Mr. Keegan. 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

Chairman Wright called for the applicant, or representative of the applicant, to please address the Board. He began with asking if the county response letters have been received, and they have not as of this date.

John Ferraro, representative/architect of the applicant, addressed the Board. He noted the changes that were made on the site plans to reflect the measurements discussed at the previous meeting. He goes on to discuss the importance of this project for his clients, and their need for their laundry machines to be relocated to the main floor of the residence. John Lynch raised a question that asked if there were any plans to build a stairway down to the basement, and Mr. Ferraro replied, "no". Mr. Lynch then responded asking if it will remain separate, and Mr. Ferraro replied, "yes".

Chairman Wright asked if there are any comments or questions from the public. No response was given.

Chairman Wright goes on to discuss the next steps in the process. He advised the applicant that the public hearing will remain open until the next meeting (3/7/24) pending Rockland County response.

Chairman Wright called for a motion to adjourn the meeting of February 15, 2024.

*****MOTION: Mr. Anginoli made a motion to adjourn the meeting February 15, 2024; seconded by Mr. Keegan. All in favor; the motion was carried.**

Respectfully submitted,

Nicole Flannigan

Secretary
Zoning Board of Appeals