

**Zoning Board of Appeals
6th Agenda
March 17, 2022
7:00 PM**

AGENDA

DECISION:

Request of Michael Galgano – 35 James Street – App. #22-02 (Area Variance)

Chapter 215, Article V, section 15 A - 215 attachment 15 - Table of Bulk Requirements Part 1A, use d.2

column 4: Minimum 50 feet front yard depth and setback required. 3.83 feet front yard depth and setback provided. 46.17 feet variance necessary (James Street frontage).

column 5: Minimum 25 feet side yard setback required. 8.42 feet side yard setback provided.

16.58 feet variance necessary.

column 5: Min. 75 feet combined side yard setbacks required. 26.25 feet combined side yard setbacks provided. 48.75 feet variance necessary.

column 10: Max. 20 percent development coverage required 30 percent coverage existing 38 percent coverage proposed. 18 percent coverage variance necessary.

Section: 10.04 Block: 1 Lot: 55 Zone: RR

PUBLIC HEARING

Request of Owen Drummond – 30 Johnson Dr – App. #22-03 (Area Variance)

Chapter 215, Article V, section 15 A - 215 attachment 15; Table of Bulk Requirements Part 1A, use d.3, column 4; Minimum 40 feet front yard depth and setback required - 16.8 feet front yard depth provided - 23.2 feet variance necessary.

Chapter 215, Article VI. Supplementary Yard and Setback Requirements, section 215-22 General Requirements. Accessory structures and uses are permitted within the required setback other than the front setback but not within any required yard. Accessory pool front yard variance necessary.

Chapter 215, Article VI. Yard and set back exceptions, section 215–24 C a fence or wall no more than 4 feet high is permitted along any lot line. 6 foot high fence proposed in front yard. 2 foot fence height variance necessary.

Section: 14.04 Block: 3 Lot: 1 Zone: RR

Request of Hugo Pinos – 21 Blachard Rd – App. #22-01 (Appeal/Area Variance)

An appeal/area variance from the requirement of Chapter 215 Article VIII – accessory parking and loading requirements for ‘Commercial vehicles’ not more than one commercial vehicle, of 25 feet or less in length, may be parked on a developed lot in any residence district but not within the required yards of such lot and in no case between the street line and the principal building” located at 21 Blanchard Road, Stony Point, New York.

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

OTHER MATTERS

Minutes of February 17, 2022