

**Zoning Board of Appeals  
5<sup>th</sup> Agenda  
March 3, 2022  
7:00 PM**

**AGENDA**

**DECISION:**

**Request of Steven Valvo - App. #21-19 (area variance-2)**

A variance from the requirement of Chapter 215, Article VI, section 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.

Two variances necessary for proposed accessory garage:

1. Located in a required front setback – 35 feet setback required, 15 feet provided, 20 feet variance necessary; and
2. Located in a required front yard - 35 feet yard required, 15 feet provided, 20 feet variance necessary

for a accessory garage, located at 26 Thiells Road, Stony Point, New York.

**Section: 20.09      Block: 1      Lot: 8      Zone: R1**

**PUBLIC HEARING**

**Request of Michael Galgano – 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: 551      Zone: RR**

**Request of Owen Drummond – 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.

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

**OTHER MATTERS**

Minutes of February 3, 2022