

**TOWN OF STONY POINT  
ZONING BOARD OF APPEALS  
Minutes of May 19, 2022**

**PRESENT:**

Mr. Keegan  
Mr. Anginoli (absent)  
Mr. Lynch  
Mr. Strieter  
Mr. Gazzola (absent)  
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 May 19, 2022, to order. Please rise for the Pledge of Allegiance.

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

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Chairman Wright opened the meeting by accepting the minutes of February 17, 2022.

**\*\*\*MOTION: Mr. Keegan made a motion to accept the minutes of February 17, 2022; seconded by Mr. Lynch. All in favor; the motion was carried.**

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Chairman Wright continues with the request of Hugo Pinos – 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.

Chairman Wright asks if the applicant or representative is present. Mr. Martone addresses the Board as the representative of the applicant.

Mr. Keegan presented (3) photographs of the erosion on the property. These photographs have been submitted as evidence as Exhibit 1, 2, and 3 of May 19, 2022. Mr. MacCartney confirms there are three separate photos. Mr. Keegan explains that the photos are taken from the south side of the residence, showing the erosion that already exists. One photo shows the view from Blanchard Road, and the other shows from the shed and garage. Mr. Keegan expresses his concerns over the condition of the road in the winter months that the erosion may cause in the future. Mr. Martone advises the Board his client is willing to comply with any requests the Board asks in the resolution.

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Chairman Wright asks if anyone else has any significant concerns to address. Mr. Hager offers photographs to the Board named into evidence as Exhibit 4 of May 19, 2022. He explains that the photos were taken during a routine drive by inspection on May 16, 2022. The reason for the photographs was due to concern for the commercial vehicle parked in the front yard. Mr. Hager continues to explain that this is a significant concern because it restricts the commercial parking from the front yard. Mr. Martone responds by explaining that his client was doing some paving work to his driveway and the vehicle is not intended to be kept in that location.

Mr. Keegan asked to confirm that the name of his client’s business is not ‘Rose Excavating’. Mr. Martone confirms that the business is named ‘Rose Landscaping’ and excavating is not his primary type of business.

Mr. Martone called for David Zigler to further explain the measurements of the plans for the gravel parking area. Mr. Zigler expressed there is a big change in depth on the revised plans.

Mr. Martone continues to verify that they are seeking 3 total commercial vehicles as opposed to the 4 originally sought.

Mr. Hager makes a recommendation to the Board to ensure that the conditions are put into the resolution regarding the front yard use.

Chairman Wright speaks on his concerns that the applicant will not comply to the conditions after being on site numerous times.

Alexis Pinos, 21 Blanchard Road, Stony Point, New York, son of the applicant, addresses the Board to speak on behalf of the application. Mr. Pinos expresses that it is their priority to make their home, and the Town of Stony Point, look beautiful. He explains that his father, Hugo Pinos, works hard to provide for his family and he works hard on his own time to make their home and neighborhood look beautiful. They maintain their property with pride. Mr. Martone reminds the Board that all three adjoining neighbors came out to speak in favor of the applicant.

Ms. Davis speaks on behalf of the photograph submitted by Mr. Hager (exhibit 4). She explains that people who have no intention of keeping a parked trailer on the property do not usually unhitch the trailer. She goes on to say that the trailer in the photograph is unhitched, therefore, it is to be assumed that the intent is to keep it there for an extended period of time.

Mr. Lynch expressed his concerns about the applicant not complying with the conditions in the resolution if the appeal is approved. Mr. Martone reminded the Board that his client is before the Board because he has a unique property that could be utilized for parking his vehicles.

Chairman Wright asks the Board if there is anything else they'd like to discuss on this application.

Mr. Lynch makes a motion to close the public hearing.

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

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**\*\*\*MOTION: Mr. Keegan made a motion to adjourn the meeting of May 19, 2022; seconded by Mr. Strieter. All in favor; the motion was carried.**

Respectfully submitted,

*Nicole Pechin*

Secretary  
Zoning Board of Appeals