

**TOWN OF STONY POINT
ZONING BOARD OF APPEALS
Minutes of June 15th, 2023**

PRESENT:

Mr. Keegan
Mr. Anginoli
Mr. Lynch
Mr. Strieter (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 June 15, 2023, 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 of the June 1, 2023.

*****MOTION: Mr. Anginoli made a motion to approve the minutes; seconded by Mr. Lynch. All in favor; the motion was carried.**

Chairman Wright called for the first item on the agenda, a new application.

Request of Richard Steinberg – 7 Highview Avenue – App. #23-04 (Area Variance)

1 Family Detached Dwelling – construct new 2 story house & appurtenances.

Chapter 215-94 (D) Noncomplying Lots

"For all residential lots having less than 100 feet of lot width, the following minimum requirements shall apply:

(d) The minimum lot width and lot frontage shall be 75 feet."

Existing lot width = 50'

Proposed lot width = 50'

Variance necessary = 25' (width)

Existing lot frontage = 50'

Proposed lot frontage = 50'

Variance necessary = 25' (frontage)

Section: 20.07

Block: 3

Lot: 72

Zone: R1

Chairman Wright called the applicant or representative of the applicant to the podium.

Mr. MacCartney interrupted to state for the record that there needs to be a disclosure for this applicant/representative, Richard Steinberg. Mr. MacCartney and Mr. Steinberg both agreed on record to waive any conflict in consent to Mr. MacCartney and his firm.

*****MOTION: Mr. Keegan made a motion to accept the disclosure; seconded by Ms. Davis. All in favor; the motion was carried.**

The meeting continues with Mr. Hager explaining that this property does not meet the minimum lot width and frontage, which makes it 25ft less than the code allows. He goes on to say that this application only needed to meet the setback requirements, which is the reason for the request for the variance.

Mr. Lynch asked if Mr. Steinberg could disclose who the owner of the LLC is that is listed on the application. Mr. Steinberg provided that the LLC is owned by one party, and they are in the process of a deed transfer pending the variance.

Mr. Keegan asked Mr. Steinberg what he intends to do with the property. Mr. Steinberg assures the Board he intends to build a single-family house meeting all town requirements.

Mr. MacCartney confirms that the affidavit of ownership states the name of the current owner as Menachem Hahr, and Mr. Steinberg confirms that this is correct.

Mr. Lynch asks to confirm that the property is going to be turned over to Mr. Steinberg once this is done, and Mr. Steinberg assured this is correct.

Mr. MacCartney asked if Mr. Steinberg has a contract with the property owner, and Mr. Steinberg confirmed he is the vendee.

Chairman Wright asked if there are any structures on the property now, Mr. Steinberg answered, "no". Ms. Davis asked if it will be a two-story building on a slab, Mr. Steinberg confirmed this is correct.

Ms. Davis asked if this property goes over the ravine. Mr. Steinberg confirmed it does not, the back faces the ravine and is currently fenced in.

*****MOTION: Ms. Davis made a motion to accept the application; seconded by Mr. Anginoli. All in favor; the motion was carried.**

The public hearing date was set for July 6th, 2023, and the site visit will be conducted on June 24th, 2023.

Chairman Wright called for a motion to adjourn the meeting of June 15, 2023.

*****MOTION: Mr. Anginoli made a motion to adjourn the meeting of June 15, 2023; seconded by Mr. Keegan. All in favor; the motion was carried.**

Respectfully submitted,

Nicole Pechin

Secretary
Zoning Board of Appeals