

**Zoning Board of Appeals
11th Agenda
June 2, 2022
7:00 PM**

AGENDA

NEW APPLICATION

Request of Phillip Garabo-12 Griffin Place- App. #22-08 (Area Variance)

TWO STORY ADDITION (permit *amended* for 8' depth front porch addition)

Chapter 215 Zoning, Article V Bulk Requirements, § 215-15 attachment 16 Bulk Table Part II

Zone R1, Use group h.1, column 6 requires 35' minimum front yard set-back.

Existing front porch provides 18.6' front yard set-back.

Proposed front porch addition allows for 10.6' front yard set-back.

VARIANCE required = 24.4' front yard set-back variance.

Request of Shamisi Fani & Miguel Reynoso Menieur-46 E. Main St-App. #22-07 (Area Variance)

DECK: creating/building deck from kitchen sliding door into backyard approx. 14ft

Chapter 215, Article V Bulk Requirements, Section 215-15 A Bulk Table part II (215 attachment 16), column 6 Required Rear Setback

Minimum rear setback required = 35'

Rear setback provided = 28'

Variance necessary = 7'

Section: 20.07 Block: 3 Lot: 21 Zone: R1

PUBLIC HEARING

Request of Alexander Properties – 561 Willow Grove Rd-App. #22-05 (Area Variance)

DECK: Chapter 215, Article V Bulk Requirements, Section 215-15 A Bulk Table part IA (215 attachment 15), column 5 Required Side Setback/ Side Setback Total.

Minimum side setback required = 30' - Side setback provided = 17'

Variance necessary = 13'

Total combined side setback required = 75'

Combined side setback provided = 27.6'

Variance necessary = 47.4'

column 6 Required Rear Setback

Minimum rear setback required = 50'

Rear setback provided = 32'

Variance necessary = 18'

GARAGE:

Chapter 215, Article V Bulk Requirements, Section 215-15 A Bulk Table part IA (215 attachment 15), column 4 Required Front Yard Setback

Minimum front yard setback = 50'

Front setback provided = 25'

Variance necessary = 25'

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 Garage proposed to encroach 25' into required front yard.

Variance necessary = Allow accessory garage in required front yard

Section: 19.01 Block: 1 Lot: 21 Zone: RR

Request of Salvatore Fiola-8 Brooks Dr-App. #22-06 (Area Variance)

GARAGE:

Chapter 215, Article V Bulk Requirements, Section 215-15 A Bulk Table part II (215 attachment 16),

column 5 Required Side Setback/ Side Setback Total.

Minimum side setback required = 15'

Side setback provided = 5.9'

Variance necessary = 9.1'

Total combined side setback required = 40'

Combined side setback provided = 19.1'

Variance necessary = 20.9'

Section: 20.06 Block: 2 Lot: 13 Zone: R1

DISCUSSION

Request of Hugo Pinos – 21 Blanchard 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