

**TOWN OF STONY POINT
ZONING BOARD OF APPEALS
Minutes of July 6th, 2023**

PRESENT:

Mr. Keegan
Mr. Anginoli
Mr. Lynch
Mr. Strieter
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 July 6, 2023, to order. Please rise for the Pledge of Allegiance.

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

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

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

Chairman Wright called the applicant or representative of the applicant to the podium. Richard Steinberg, representative of the applicant, addressed the Board. Mr. Steinberg gave a synopsis of his application, explaining he is looking for relief for the width of the single-family house he is trying to build. John Hager expresses his interpretation of the non-conforming lot codes, and Mr. MacCartney confirms Mr. Hager is addressing the non-conforming part of the code (Section 215-94).

Chairman Wright suggests that the applicant come back to the next meeting ready to address the items on the feedback from the County agencies.

Chairman Wright asks if there are any questions from the Board or the public on this application.

Gary Galanti, 8-10 Highview Avenue, expressed concerns about the road traffic if the variance is granted. He explained that Highview Avenue is a narrow road, therefore, in the winter when there is snow it becomes much narrower. His concern is that there will be multiple cars parking on the road during these times and asked how many parking spaces and/or garages are permitted to be on the property. Mr. Steinberg advised that the town code calls for two parking spaces for a single-family house, but there will be room to add one more parking space.

Patsy Duncan, 16 S. Liberty Drive, expressed concerns over previous property listing by One Key. She advised that they were informed that the lot was not buildable unless combining the lot where the mobile home is because there is not enough square footage.

Chairman Wright ends the discussion by making a motion to continue the public hearing for July 20th, 2023.

****The final item on the agenda (111 S. Liberty Drive) was recorded via stenographer. Typed minutes could be provided upon request.**

Chairman Wright called for a motion to adjourn the meeting of July 6, 2023.

*****MOTION: Ms. Davis made a motion to adjourn the meeting of July 6, 2023; seconded by Mr. Keegan. All in favor; the motion was carried.**

Respectfully submitted,

Nicole Pechin

Secretary
Zoning Board of Appeals