

**(Tape recorder did not tape meeting. Following are notes that were taken.)**

**TOWN OF STONY POINT  
Zoning Board of Appeals  
Minutes May 15, 2014**

**PRESENT:**

Mr. Anginoli  
Mr. Keegan (absent)  
Mr. Casscles (absent)  
Mr. Vasti  
Mr. Fox  
Mr. Porath

**ALSO PRESENT:**

Dave MacCartney, Attorney

Chairman Wright

**Chairman Wright:** Good evening. I see by the clock it is 7:00 PM. I will call this meeting of the Zoning Board of Appeals of the Town of Stony Point to order; please rise for the Pledge of Allegiance.

We have two items on the agenda tonight; two new applications. The first one is the request of James Coyle.

**Request of James Coyle – App. #14-04**

A variance from the requirements of the Town of Stony Point Zoning Code Chapter 215, Article V, Section 15 A d.1-7: Less than required side yard – required 10 feet, provided 3.5 feet; and Chapter 215, Article V, Section 15 A d.1-7: Less than required rear yard – required 10 feet, provided 1.0 feet, for a detached garage, located at 5 Lakeview Drive, Tomkins Cove, New York.

**Section 10.01                      Block 1                      Lot 51                      Zone RR**

**Chairman Wright:** Is there anyone present representing the applicant?

**Unidentified Male:**

**James Coyle  
5 Lakeview Drive  
Tomkins Cove, New York**

**Chairman Wright:** “Do you swear the information you are about to give is truthful?”

**Mr. Coyle:** Yes. (At this point Mr. Coyle gave a brief description about what he is going to do. A few Board members asked him questions.)

**Chairman Wright:** At this time a site visit of your property is scheduled for Sunday, June 1, 2014.

**Chairman Wright:** Next on the agenda is the next application, the request of BHS Associates, LLC.

**Request of BHS Associates, LLC – App. #14-05**

A variance from the requirements of the Town of Stony Point Zoning Code Chapter 215, Article IV, Section 12-f – Use not permitted in LI zone, for a research/school, located at 15 Holt Drive, Stony Point, New York.

**Section 20.04                      Block 11                      Lot 6                      Zone LI**

**Chairman Wright:** Is there anyone here representing BHS Associates, LLC?

**Unidentified Male:**

**Ira Emanuel – attorney for applicant  
4 Laurel Road  
New City, New York**

**Chairman Wright:** “Do you swear the information you are about to give is truthful?”

**Mr. Emanuel:** Yes. (At this point Mr. Emanuel gave a brief description. A few Board members asked him questions. The school that is looking to occupy this building is the Fred S. Keller School. It is a school for special needs/autistic children.)

**Chairman Wright:** At this time a site visit of the property is scheduled for Sunday, June 1, 2014.

**Mr. Vasti made a motion to accept the minutes of April 17, 2014; seconded by Mr. Anginoli. Hearing all in favor; the motion was carried.**

**Mr. Fox made a motion to adjourn the meeting of May 15, 2014; seconded by Mr. Porath. Hearing all in favor; the motion was carried.**

Respectfully submitted,

Kathleen Kivlehan  
Secretary  
Zoning Board of Appeals