

**TOWN OF STONY POINT
ZONING BOARD OF APPEALS
21st AGENDA – December 6, 2012
7:00 PM**

NEW APPLICATION:

Request of Daniel Mucciolo – App. #12-10

A variance from the requirements of the Town of Stony Point Zoning Code Chapter 215, Article VI, Section 24C, installing a fence over 4 feet; required 6 feet provided 7.3 feet; located at 23 Washburns Lane, Stony Point, New York.

Section 20.11 Block 2 Lot 3

DECISION:

Request of Julio Vargas – App. #12-08

A variance from the requirements of the Town of Stony Point Zoning Code Chapter 215, Article XIV, Section 94-D.1-C Less than required rear setback: Required 30 feet provided 20 feet, located at 11 Jerben Drive, Stony Point, New York, for an addition.

Section 20.15 Block 2 Lot 28 Zone R1

Request of Dimitri Theofanides – App. #12-09

A variance from the requirements of the Town of Stony Point Zoning Code Chapter 215, Article V, Section 15A-d.1-6: Less than required rear setback: Required 29 feet provided 20 feet, located at 17 Lakeview Drive, Tomkins Cove, New York, for a deck.

Section 10.01 Block 1 Lot 54 Zone RR

PUBLIC HEARING:

Request of PMBC Holding Co. – App. #12-07

A variance from the requirements of the Town of Stony Point Zoning Code Chapter 215, Article V, Section 15A-I-4: Less than required Front Yard required 15 feet provided 8 feet and Less than required Front Set Back required 75 feet provided 41 feet; Chapter 215 Article V Section 15A-I-5: Less than required Total Side Set Back required 100 feet provided 85 feet and Less than required Side Set Back required 50 feet provided 31 feet; Chapter 215 Article V Section 15A-I-7: Less than required Side Yard required 10 feet provided 2 feet; and Chapter 215 Article V Section 15A-I-11: More than maximum Floor Area Ratio required 0.35 provide 0.45 located at 24 Holt Drive, Stony Point, New York, for a redesign from the original site plan approved in 2001.

Section 20.04 Block 11 Lot 2.3 Zone L1

OTHER BUSINESS:

Minutes of November 15, 2012