

**TOWN OF STONY POINT
ZONING BOARD OF APPEALS
Minutes of October 6, 2022**

PRESENT:

Mr. Keegan
Mr. Anginoli
Mr. Lynch
Mr. Strieter
Mr. Gazzola
Ms. Davis
Chairman Wright

ALSO PRESENT:

Dave MacCartney, Attorney

Chairman Wright: Good evening. Welcome to the Stony Point Zoning Board of Appeals. I call this meeting of October 6, 2022, to order. Please rise for the Pledge of Allegiance.

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

Chairman Wright begins the meeting with the public hearing for the request of Nataliya Zvarych – 24 Dogwood Lane – App. #22-14 (Area Variance)

Residential Alteration - Addition of front porch

Town Zoning Code chapter 215-A Bulk Table, attachment 16 part II

Use group h.1, column 4, Front Yard set-back:

Minimum front set-back required = 35'

Existing front set-back = 26'

Proposed front set-back = 18.0'

Variance required = 17.0'

Section: 20.10

Block: 2

Lot: 73

Zone: R1

Chairman Wright asks if the applicant or representative is present to please come up and identify themselves.

John Perkins, 18 Skahan Drive, Stony Point, addressed the Board. Mr. Perkins is the architect and representative of the applicant.

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

Mr. Perkin presented the proposed plans to build a front porch with a curved set of stairs at the front entry of the home. He explained the increased setbacks are requested because his client would like the design to include the curved stairs feature. He mentioned there are other homes in the neighborhood that have a similar design. He also includes that the porch will not be enclosed. Mr. Perkin explains the details of the plans to the Board.

Chairman Wright asks if there are any questions from the Board.

Chairman Wright asks if there are any questions from the public.

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

Chairman continues the meeting with the request of Lovett Substation- 45 Elm Ave – App. #22-11 (Area Variance)

Chapter 215 Article VI Section 215-22, attachment 15 Table of Bulk Requirements part 1A – use group 'a' requires maximum 15' building height.

Proposed height = 36'

VARIANCE necessary = 21'

Chapter 215 Article VI Section 215-24(C) requires maximum height of fence 4' in front yard, 6' along any part of a lot line behind the required front yard.

Proposed fence height = 10' 1' barbwire, total 11'
VARIANCE necessary = 7'

Chapter 215 Article VI Section 215-24(C) requires fence setback equal to 2/3 the fence height where fence height exceeds 6'.

Proposed fence = 11' high (requires 7'-4" setback), 0' setback provided
VARIANCE necessary = 7'-4"

** Chapter 215 Article VI Section 215-22, attachment 15 Table of Bulk Requirements part 1A – use group 'a' requires maximum 5% development coverage. Proposed coverage = 53%, VARIANCE necessary = 48% **

Section: 10.04

Block: 2

Lot: 15

Zone: RR

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

Chairman Wright asks if the applicant or representative is present to please come up and identify themselves.

Brian Sinsabaugh, an attorney of Zarin & Steinmetz in White Plains, NY, representing the applicant, Orange & Rockland Utilities, addresses the Board. Also with him is Greg Ivan, representative of Orange & Rockland Utilities. Mr. Sinsabaugh explains the proposed application to the Board and the variances they are seeking for the Lovett Substation. He goes on to address the concerns and questions asked at the last meeting.

A full explanation of plans proposed could be provided upon request.

Mr. MacCartney asks Mr. Sinsabaugh for clarification on the each of the variances, as some minor details have changed throughout the process. Mr. Sinsabaugh gives a summary of variances they are asking for, including measurements and setbacks in thorough detail.

Chairman Wright asks Mr. Sinsabaugh to give another quick overview and reasoning of the most substantial variance requested, which is the variance request for Chapter 215 Article VI Section 215-22, attachment 15 Table of Bulk Requirements part 1A – use group 'a' requires maximum 5% development coverage. Proposed coverage = 53%, VARIANCE necessary = 48%. Mr. Sinsabaugh goes on to explain that this property was previously used as part of the Moran-Lovett Power station and it was the site of three oil tanks in a previously used and industrialized manner; and it has since been vacated from the area.

Chairman Wright asks if there are any questions from the Board.

Chairman Wright asks if there are any questions from the public.

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

Chairman Wright called for a motion to adjourn the meeting of October 6, 2022.

*****MOTION: Ms. Davis made a motion to adjourn the meeting of October 6, 2022; seconded by Mr. Keegan. All in favor; the motion was carried.**

Respectfully submitted,

Nicole Pechin

Secretary
Zoning Board of Appeals