

**TOWN OF STONY POINT
ZONING BOARD OF APPEALS
Minutes of February 2, 2023**

PRESENT:

Mr. Keegan (absent)
Mr. Anginoli
Mr. Lynch (absent)
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 February 2, 2023, to order. Please rise for the Pledge of Allegiance.

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

*****MOTION: Chairman Wright made a motion to approve minutes from June 2, October 6, and October 20, 2022; and January 19, 2023; seconded by Mr. Anginoli. All in favor; the motion was carried.**

Chairman Wright begins the meeting with the public hearing for the request of Colin Brown – 12 Ryder Ct – App. # 23-01 (Area Variance)

Residential Addition - Proposed one story 763 sq. ft. total addition to back of house for new great room and new master bedroom. Total bedroom count maintained at 3.

Chapter 215, Article V Bulk Requirements, Section 215-15 A Bulk Table part IA (215 attachment 15), column 6 Required Rear Setback
Minimum rear setback required = 50'
Rear setback provided = 39'
Variance necessary = 11'

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

Chairman Wright called the applicant or representative of the applicant to the podium.

Colin Brown, 12 Ryder Ct, Stony Point, approached the Board. He explained that his plan is to open up the back of the house to make a great room and make his bedroom bigger. Mr. Brown went on to explain that he would like to move his home office to the enlarged bedroom so give his growing family more space when they come home and visit from college.

Ms. Davis made a motion to submit photos 1-8 into evidence. The photos were named into the record as 'Exhibit 1-8 (pages 1-4)'. The photos were taken of the property as it was staked out for the site visit on January 25th, 2023.

Chairman Wright asked if the Board or the applicant have any questions. Mr. Anginoli asked Mr. Brown if he has reviewed the Rockland County Health Department response letter. Mr. Brown advised he did read the letter. Mr. Anginoli asked if Mr. Brown agreed to maintain the home as a 3 bedroom residence, and Mr. Brown responded, "absolutely".

No further questions were asked. No further comments were made by the public.

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

Chairman Wright called for a motion to adjourn the meeting of February 2, 2023.

*****MOTION: Mr. Anginoli made a motion to adjourn the meeting of February 2, 2023; seconded by Mr. Strieter. All in favor; the motion was carried.**

Respectfully submitted,

Nicole Pechin

Secretary
Zoning Board of Appeals