

**TOWN OF STONY POINT
ZONING BOARD OF APPEALS
Minutes of May 5, 2022**

PRESENT:

Mr. Keegan
Mr. Anginoli
Mr. Lynch
Mr. Strieter
Mr. Gazzola
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 May 5, 2022, to order. Please rise for the Pledge of Allegiance.

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

Chairman Wright starts the meeting with the request of Alexander Properties – App. #22-05 (Area Variance)

DECK:

Chapter 215, Article V Bulk Requirements, Section 215-15 A Bulk Table part IA (215 attachment 15),

column 5 Required Side Setback/ Side Setback Total.

Minimum side setback required = 30'

Side setback provided = 17'

Variance necessary = 13'

Total combined side setback required = 75'

Combined side setback provided = 27.6'

Variance necessary = 47.4'

column 6 Required Rear Setback

Minimum rear setback required = 50'

Rear setback provided = 32'

Variance necessary = 18'

GARAGE:

Chapter 215, Article V Bulk Requirements, Section 215-15 A Bulk Table part IA (215 attachment 15), column 4 Required Front Yard Setback

Minimum front yard setback = 50'

Front setback provided = 25'

Variance necessary = 25'

Chapter 215, Article VI Supplementary Yard and Setback Requirements, Section 215-22 General Requirements.

Accessory structures and uses are permitted within the required setback other than the front setback but not within any required yard.

Accessory Garage proposed to encroach 25' into required front yard.

Variance necessary = Allow accessory garage in required front yard

Section: 19.01

Block: 1

Lot: 21

Zone: RR

Chairman Wright asks if the applicant or representative is present. Hershey Friedman, 16 Squadron Blvd # 106, New City, NY addressed the Board as a representative of Alexander Properties. Mr. Friedman explained the application by expressing the unique shape of the lot, calling it a 'pizza cut lot'. He is asking to build a modular detached garage to store cars, as well as a deck.

Mr. Streiter asked where the garage would be put. Mr. Friedman explained that there used to be a concrete pad on the property, they are looking to put the modular garage from Home Depot to the right of that area. Mr. Streiter then followed up asking where the deck would be placed, and Mr. Friedman explained it would be right next to the septic tank.

Mr. Keegan asked what area is considered the front yard. Mr. Friedman replied he believes its going to be drawn diagonally down the middle of the pizza and it would be to the left.

Mr. Keegan clarifies his question, asking what lines on the proposed plans would be for the deck. Mr. Friedman replied it would be the front line along Willow Grove Road. Mr. MacCartney asked for more explanation about the measurements on the proposed plans. He suggested a better survey that includes a bulk table explaining the lines and what everything represents.

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

Chairman Wright continues the meeting with the request of Salvatore Fiola – 8 Brooks Drive - App. #22-06 (Area Variance)

Chapter 215, Article V Bulk Requirements, Section 215-15 A Bulk Table part II (215 attachment 16),

column 5 Required Side Setback/ Side Setback Total.

Minimum side setback required = 15'

Side setback provided = 5.9'

Variance necessary = 9.1'

Total combined side setback required = 40'

Combined side setback provided = 19.1'

Variance necessary = 20.9'

Section: 20.06 Block: 2 Lot: 13 Zone: R1

Chairman Wright asks if the applicant or representative is present. Salvatore Fiola of 8 Brooks Drive addresses the Board. He explains that the house he and his wife just purchased approximately a month ago needed work done to it. He would like the garage attached to the house to give him and his wife more accessibility to living space on one floor. Mr. Fiola adds that several homes on Brooks Drive have an attached garage, so it keeps up with the modernized neighborhood.

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

*****MOTION: Ms. Davis made a motion to adjourn the meeting of May 5, 2022; seconded by Mr. Streiter. All in favor; the motion was carried.**

Respectfully submitted,

Nicole Pechin

Secretary
Zoning Board of Appeals