

**TOWN OF STONY POINT
ZONING BOARD OF APPEALS
Minutes of July 18th, 2024**

PRESENT:

Mr. Keegan
Mr. Anginoli
Mr. Lynch
Mr. Strieter
Ms. Davis
Mr. Veras (active duty)
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 July 18, 2024, to order. Please rise for the Pledge of Allegiance.

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

Request of Mary O'Brien - 52 Gilmore Drive - App. #24-02 (Area Variance)

Residential Addition - add ground floor master bedroom & ADA accessible bathroom

Town Zoning Code chapter 215-A Bulk Table, attachment 16 part II
Use group d.1, column 5, Required side setback / total side setback:
Minimum side yard setback required = 15' / 40'
Existing side yard setback = 18.7' / 49.0'
Proposed side yard setback = 9.7' / 28.4'
Side yard setback variance required = 5.3' / 11.6'

Section: 15.01 Block: 2 Lot: 26 Zone: R1

Chairman Wright asked if the applicant would come forward and state their name. Mary O'Brien, applicant and owner of 52 Gilmore Drive, approached the podium. She tells the Board the reason for her need for the addition on her home. Mrs. O'Brien continues to express the urgency of her request to be considered due to the steep health decline of her husband. They'd like to add an ADA accessible bathroom and bedroom on the first floor of their home, to make living easier for her and her husband as he is treated.

Chairman Wright sets the site visit to be on July 20, 2024, and he asked the Board if there are any objections to having a special meeting on August 1st to hold the public hearing in efforts to expedite the application. It was determined we will have a quorum so the public hearing will be scheduled for August 1, 2024.

Chairman Wright called for a motion to accept the application.

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

Chairman Wright called for a motion to conduct the public hearing on August 1st, 2024.

*****MOTION: Mr. Anginoli made a motion to conduct the public hearing on August 1st, 2024; seconded by Mr. Strieter. All in favor; the motion was carried.**

Request of Christopher Reagan - 4 Hidden Hills Drive - App. #24-03 (Area Variance)

Installation of 6' privacy fence within a 50' setback of lot line (residential)

Section 215-24 Side and rear yard and setback exceptions.
Section (C) - A fence or wall no more than four feet in height is permitted along any lot line and no more than six feet in height along that part of any lot line behind the required front yard. A fence or wall over the six-foot height is permitted, provided that it is set back from the lot line a distance equal to 2/3 its height

Section: 19.02 Block: 2 Lot: 39 Zone: RR

Chairman Wright asked if the applicant and/or representative is present. Chris Reagan, owner of 4 Hidden Hills Drive and applicant, approached the podium. Mr. Reagan addressed the Board and expressed his need for the variance. He explained that his front yard conjoins with the back yard of his neighbor, therefore he is in need of a privacy fence. It would be protection for his child which would prevent her from running toward Willow Grove Road, and he feels it would not be an eye soar to his neighborhood, as they have plans to make it aesthetically appealing with landscaping.

Chairman Wright sets the site visit to be on July 20th, 2024.

Chairman Wright called for a motion to accept the application and conduct the public hearing on September 5th, 2024.

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

Request of Victor Zugibe, Jr. - 240 Bulsontown Road - App. #24-04 (Area Variance)

1 FAMILY - subdivide to build a new single-family house Lot#1 - 3 lot major realty subdivision

Town of Stony Point Zoning Code, Chapter 215, Article V Bulk Requirements, 215-15 Bulk Table, paragraph A requires: "...Each of the uses within each group is regulated by the bulk regulations for the indicated use group."

Chapter 215, Article V Bulk Requirements, 215-15 A,
215 Attachment 15, Table of Bulk Requirements IA, column 3 requires:
Minimum lot width required = 175'
Lot width proposed = 80.4'
Variance necessary = 94.6'

Chapter 215, Article V Bulk Requirements, 215-15 A,
215 Attachment 15, Table of Bulk Requirements IA, column 8 requires:
Minimum street frontage required = 100'
Street frontage proposed = 80.4'
Variance necessary = 19.6'

Section: 15.01 Block: 5 Lot: 13 Zone: RR

Chairman Wright asked if the applicant and/or representative is present. Vahid Rostami from Atzl, Nasher & Ziegler, P.C., representative for the applicant, came to the podium. He explains that the application is a request for a subdivision that was referred to by the Planning Board. His applicant is proposing to build two additional single-family houses, which would require a cold-a-sac. John Hager explained the status of this application with the Planning Board, which is that they are in the process of SEQRA.

Chairman Wright sets the site visit to be on July 20th, 2024.

Chairman Wright called for a motion to accept the application and conduct the public hearing on September 5th, 2024.
*****MOTION: Mr. Anginoli made a motion to accept the application; seconded by Mr. Keegan. All in favor; the motion was carried.**

Chairman Wright called for a motion to adjourn the meeting of July 18th, 2024.

*****MOTION: Mr. Keegan made a motion to adjourn the meeting of July 18th, 2024.; seconded by Ms. Davis. All in favor; the motion was carried.**

Respectfully submitted,
Nicole Flannigan
Secretary
Zoning Board of Appeals