

**TOWN OF STONY POINT  
ZONING BOARD OF APPEALS  
Minutes of January 15<sup>th</sup>, 2026**

**PRESENT:**

Mr. Keegan  
Mr. Anginoli  
Mr. Lynch  
Mr. Strieter (absent)  
Mr. Veras  
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 January 15, 2026, to order. Please rise for the Pledge of Allegiance.

The Pledge of Allegiance was recited and roll call taken.

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Chairman Wright called for the first item on the agenda.

**Request of Hekmat Antar – 113 Washburns Ln – App. #25-11 (Area Variance)**

**Residential Addition - add a “mud room” to the front of the house**

Town Zoning Code chapter 215-15 A Bulk Table, attachment 16 part II

Use group h.1, column 4, Required front setback:

Minimum front yard setback required = 35’

Existing front yard setback = 25.2’

Proposed front yard setback = 15.4’

Front yard setback variance required = 19.6’

**Section: 20.06**

**Block: 2**

**Lot: 23**

**Zone: R1**

Chairman Wright called for a motion to open the public hearing.

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

Chairman Wright called for the applicant or representative to come forward to explain the application. Zohran Antar, son/representative of the property owner, addressed the Board. Mr. Antar explained his parents are looking to put in a mud room because the layout in which it is currently only allows people to walk directly into the living room, tracking in wet and muddy shoes. He continued to explain that they are just looking for a space to walk into and store their shoes, umbrellas, shovels, etc. Mr. Anginoli asked Mr. Antar if they could possibly make the room any smaller to acquire less relief for the variance. Mr. Antar explained that the size of the mud room is the maximum they could go, however, he doesn’t foresee it being beneficial if they go any smaller. Chairman Wright asked Mrs. Flannigan if we have received any county agency responses, and she advised the 30-day limit for a response would be just before the next meeting on February 5<sup>th</sup>, 2026. Chairman Wright decided the keep this public hearing open until the county agencies have time to respond.

Chairman Wright asked the Board if they have any questions. No response was given.

Chairman Wright asked the public if they have any questions. No response was given.

Chairman Wright called for a motion to keep the public hearing open.

**\*\*\*MOTION: Mr. Anginoli made a motion to keep the public hearing open; seconded by Mr. Keegan. All in favor; the motion was carried.**

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Chairman Wright called for a motion to close the meeting of January 15, 2026.

**\*\*\*MOTION: Mr. Anginoli made a motion to close the meeting of January 15, 2026; seconded by Mr. Veras. All in favor; the motion was carried.**

Respectfully submitted,

*Nicole Flannigan*  
Secretary  
Zoning Board of Appeals