



**Town of Stony Point**  
**BUILDING DEPARTMENT**  
74 East Main Street, Stony Point, NY 10980  
Ph. (845) 786-2716

**Zoning Board of Appeals**  
**October 15, 2026 Agenda**  
**Senior and Community Center at Patriot Hills**  
**19 Clubhouse Lane, Stony Point, NY 10980**

**NEW APPLICATION**

**Request of John Gaines – 219 W Main St. – App. #26-02 (280A Area Variance)**

**1 Family Attached Dwelling – Construct new 2 story house and appurtenances**

Code requires:

215-94 (D) Noncomplying Lots

"For all residential lots having less than 100 feet of lot width, the following minimum requirements shall apply:

(d) The minimum lot width and lot frontage shall be 75 feet."

Existing lot width = 70'

Proposed lot width = 70'

Variance necessary = 5' (width)

Existing lot frontage = 0'

Proposed lot frontage = 0'

Variance necessary = 75' (frontage)

New York Consolidated Laws, Town Law - TWN § 280-a.

Existing lot frontage on a "street" = 0'

Proposed lot frontage on a "street" = 0'

Variance necessary = 280A 3 (b) Area Variance

**Section: 15.03**

**Block: 5**

**Lot: 13**

**Zone: RR**

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**OTHER MATTERS**

Approve draft minutes of June 18, 2026 meeting.

**\*\* Agendas published prior to start of the meeting are for information only and the Zoning Board of Appeals reserves the right to modify in whole or in part any item(s) up to and including the meeting itself. \*\***