Town of Stony Point
BUILDING DEPARTMENT

74 East Main Street, Stony Point, NY 10980
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Zoning Board of Appeals
November 19, 2026
Senior and Community Center at Patriot Hills
19 Clubhouse Lane, Stony Point, NY 10980

PUBLIC HEARING

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

Section: 15.03 **Block: 5** **Lot: 13** **Zone: RR**

I Family Attached Dwelling — Construct new 2 story house and appurtenances.

Area variances are requested for lot width and lot frontage requirements under §215-94(D), and for relief from New York State Town Law §280-a regarding street frontage.

NEW APPLICATION

Request of Verizon Wireless – 17 Franck Rd – App. #26-03 (Use Variance & Area Variance)

Section: 15.01 **Block: 1** **Lot: 5** **Zone: SR-R**

Town of Stony Point Zoning Code
§215 Attachment 8, Table of General Use Requirements, Part 1 Residential Districts, SR-R District, column D:
Wireless communications facilities are not allowed unless proposed on existing buildings or existing radio, television, transmission towers, etc.
Facilities proposed = monopole
Use Variance necessary = new pole variance

Chapter 215, Article X Site Development Plan Review
§215-66 Wireless telecommunications facilities, paragraph 3 (a) requires:
"The maximum height of a wireless telecommunications facility is limited to 35 feet above ground level (AGL) in residential districts"
Maximum height allowed = 35'
Height proposed = 155'
Area Variance necessary = 120'

OTHER MATTERS

Approve minutes of Oct 15, 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. **