

**Zoning Board of Appeals
19th Agenda
November 6, 2025**

DECISION

Request of Keith Murdock – 4 Gilmore Dr – App. #25-07 (Area Variance)

Residential Alteration - Convert and expand existing open deck to a closed sunroom 9' x 18'

Town Zoning Code chapter 215-15 A Bulk Table, attachment 16 part II Table of Bulk Requirements, use group h.1, column 5, Required side setback / total side setback:

Minimum side yard setback required = 15' / 40'

Existing side yard setback = 10.6'* / 33.8

Proposed side yard setback = 10.6'* / 26.1'

Side yard setback variance required = pre-existing* / 13.9' (total combined)

* pre-existing nonconforming condition. No proposal to increase nonconformity.

Section: 15.02

Block: 3

Lot: 36

Zone: R1

NEW APPLICATION

Request of Thomas Sullivan – 41 Beach Rd – App. #25-05 (Area Variance)

New 1 FAMILY DWELLING & APPURTENANCES – construct new 3 bedroom, 2.5-bathroom home (elevated for flood standards compliance)

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

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

Minimum front yard depth/setback required = 35'/35'

Existing front yard setback = N/A (vacant)

Proposed front yard depth/setback = 18.0'/18.0'

Front yard depth/setback variance required = 17'

****Additionally, a Flood Plain Development permit must be applied for in this location. ****

Section: 20.08

Block: 1

Lot: 16

Zone: R1

Request of Michael & Annmarie Dari – 23 Franklin Dr – App. #25-09 (Area Variance)

Shed - New 12'x24' Accessory shed

Town Zoning Code chapter 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...

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Town Zoning Code chapter 215-15 A Bulk Table, attachment 16 part II table of bulk requirements, Use group h.1, column 4, Required front setback:

Minimum front yard setback required = 35' (corner lot)

Existing front yard setback = 32.9' (existing house)

Proposed front yard setback = 20' (proposed shed)

Front yard setback variance required = 15'

Section: 15.19

Block: 1

Lot: 93

Zone: R1

Request of Brett Mellozzo – 34 Ten Eyck St – App. #25-10 (Area Variance)

Residential Addition - remove existing roof, reframe new roof to allow for covered porch - remove existing mud room, frame new "tv room" in its location - new windows, sheathing plywood & siding insulation, electrical upgrades

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

Use group h.1, column 5, Required side setback / total side setback:

Minimum side yard setback required = 15' / 40'

Existing side yard setback = 22' / 22.6'

Proposed side yard setback* = 1.8' / 2.4'

Side yard setback variance required = 13.2' / 37.6'

*Proposed setbacks reflect existing location of “detached garage”. Current garage is “detached” and subject to yard depth bulk dimensions (column 7). Proposed addition will change the garage to “attached” subject to building setback bulk dimensions (column 5). See 215-5 definitions for accessory: “...Any accessory building or structure attached to a principal building or structure is deemed to be part of such principal building or structure in applying the bulk requirements to such building or structure...”

Section: 15.19

Block: 1

Lot: 17

Zone: R1

PUBLIC HEARING

Request of Daniel Cronk – 1 Walter Dr – App. #25-06 (Area Variance)

Residential Addition – add second floor (for storage) to existing detached garage

Town of Stony Point Zoning Code, Chapter 215, Article VII Supplementary Building Requirements, 215-30 C. “For any accessory building having a height in excess of 15 feet, the additional footage in excess of 15 feet shall be added to the rear and side yard requirements.”

Proposed Building height = 23' (measured to mean height between eaves and ridge)

Minimum side & rear yard depth required = (5'+8') = 13'

Side yard depth existing/proposed = 5.9' Variance necessary = 7.1'

Rear yard depth existing/proposed = 8.7' Variance necessary = 4.3'

Section: 15.03

Block: 3

Lot: 25

Zone: R1

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Request of Neru Mehrotra – 6 Pierce Dr – App. #25-06 (Use Variance)

Residential Alteration - add small kitchenette in basement level

Town of Stony Point Zoning Code section 215-9 Compliance Required

F. No building permit or certificate of occupancy or certificate of use shall be granted for any use unless the Building Inspector finds that the use shall conform to the standards set forth in this chapter.

Section: 14.04

Block: 4

Lot: 22

Zone: RR