

**TOWN OF STONY POINT**  
**ZONING BOARD OF APPEALS**  
**Minutes of December 4<sup>th</sup>, 2025**

**PRESENT:**

Mr. Keegan (absent)  
Mr. Anginoli  
Mr. Lynch  
Mr. Strieter  
Ms. Davis  
Mr. Veras (absent)  
Chairman Wright (absent)

**ALSO PRESENT:**

Dave MacCartney, Attorney  
John Hager, Building Inspector

**Acting Chairman Anginoli:** Good evening. Welcome to the Stony Point Zoning Board of Appeals. I call this meeting of December 4, 2025, to order. Please rise for the Pledge of Allegiance.

The Pledge of Allegiance was recited and roll call taken.

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Acting Chairman Anginoli 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**

Acting Chairman Anginoli called for the applicant or representative to come forward to explain the application. Zohran Antar, the applicant’s son, represented the property owner. Mr. Antar explained his father would like to build a mudroom because as it is currently, when you walk in it brings you right into the living room. He explained a mudroom would help keep their home tidy and clean, as well as preserve their hard wood floors. Mr. Anginoli asked if anyone had any questions or concerns about accepting the application.

Acting Chairman Anginoli called for a motion to accept the application.

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

Acting Chairman Anginoli advised the site visit will be December 27<sup>th</sup> and the public hearing will be on January 15<sup>th</sup>, 2026.

Acting Chairman Anginoli called for a motion to set the public hearing for January 15, 2026.

**\*\*\*MOTION: Mr. Strieter made a motion to set the public hearing for January 15, 2026; seconded by Ms. Davis. All in favor; the motion was carried.**

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Acting Chairman Anginoli called for the next item on the agenda.

**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...

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**

Acting Chairman Anginoli called for the applicant or representative to come forward to explain the application. John Bender, representative of the applicant, addressed the Board. Mr. Lynch asked for confirmation of the size of the shed and Mr. Bender responded it will be 12x24. Mr. Lynch then asked what style doors will be barn doors or overhead doors, and Mr. Bender confirmed it will be overhead.

Acting Chairman Anginoli asked if there were any members of the public that would like to speak. No response was given.

Acting Chairman Anginoli called for a motion to close the public hearing.

**\*\*\*MOTION: Mr. Strieter made a motion to close the public hearing; seconded by Mr. Lynch. All in favor; the motion was carried.**

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**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**

Acting Chairman Anginoli called for the applicant or representative to come forward to explain the application. Brett Mellozzo, the applicant and property owner, addressed the Board.

Acting Chairman Anginoli called for a motion to open the public hearing.

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

Acting Chairman Anginoli asked if there were any members of the Board that have any questions. No response was given. Mr. MacCartney and Mr. Mellozzo discuss the dimensions and specifics of the project. Mr. Hager adds that the detached garage will become part of the main structure when the roof connects the two structures.

Acting Chairman Anginoli asked if there were any members of the public that have any questions. Glenn Albert, owner of 32 Ten Eyke St, addressed the Board. He expressed he is not opposed to his neighbor going through with this project; however, he has issues with other work that was done potentially without a permit. Mr. Albert goes on to explain he is concerned about the water run-off that has significantly affected his property. He claims that Mr. Mellozzo had a cement truck back into his basement doing a pour without a permit. Mr. Albert adds that Mr. Mellozzo planted invasive bamboo on his property, and that there is a trailer-mounted shed on the property that should not be there. Acting Chairman Anginoli directed Mr. Albert to John Hager who can further assist in the building code issues he has.

Acting Chairman Anginoli asked if there were any members of the Board that would like to speak. No response was given.

Acting Chairman Anginoli called for a motion to close the public hearing.

**\*\*\*MOTION: Mr. Strieter made a motion to open the close hearing; seconded by Ms. Davis. All in favor; the motion was carried.**

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Acting Chairman Anginoli called for a motion to close the meeting of December 4, 2025.

**\*\*\*MOTION: Mr. Lynch made a motion to close the meeting of December 4, 2025; seconded by Mr. Strieter. All in favor; the motion was carried.**

Respectfully submitted,

*Nicole Flannigan*

Secretary  
Zoning Board of Appeals