

**TOWN OF STONY POINT
ZONING BOARD OF APPEALS
Minutes of March 5th, 2026**

PRESENT:

Mr. Keegan
Mr. Anginoli
Mr. Lynch
Mr. Strieter
Mr. Veras
Mr. Matthews (absent)
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 March 5, 2026, to order. Please rise for the Pledge of Allegiance.

The Pledge of Allegiance was recited and roll call taken.

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 asked the Board if they had any questions or concerns about the application. Mr. Lynch asked the applicant if there were any neighbors that have voiced their concerns about the project to him, and Mr. Antar replied “no”.

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

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

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

BOARD OF APPEALS

TOWN OF STONY POINT, COUNTY OF ROCKLAND

In the Matter of Application #25-11 of Hekmat Antar for a variance from the requirements of the Town Code for the construction of new mud room on the front of an existing one story single-family dwelling with existing front yard setback of 25.2 feet and proposing a front yard setback of 15.4 feet, whereas the required minimum front yard setback is 35 feet, on property located at 113 Washburns Lane, Stony Point, New York, designated on the Tax Map as Section 20.06, Block 2, Lot 23 in the R1 Zoning District.

WHEREAS members of the Zoning Board of Appeals personally visited the applicant’s property and viewed it and the neighboring properties on or about December 27, 2025; and

WHEREAS this is a Type II Action under the New York State Environmental Quality Review Act; and

WHEREAS a public hearing was held on January 15 and March 5, 2026; and

WHEREAS all the evidence and testimony were carefully considered and the Zoning Board of Appeals has made the following findings and conclusions:

The applicant is the owner of the subject parcel which is currently improved with a single-family home. The lot is located on the corner of Brooks Drive and Washburns Lane and the house faces Washburns Lane. The home is serviced by an asphalt driveway leading from Washburn’s Lane to the right side of the house. An asphalt walkway runs from the driveway to the front door of the house parallel to Washburns Lane.

The applicant proposes to construct a small mud room at the front entrance to the house. The mud room is proposed to extend out from the house to match up with the existing asphalt walkway. The front of the existing house is presently 26.2 feet from the front property line, which is a pre-existing non-conforming condition since the Code currently requires a minimum front yard setback of 35 feet. The proposed mud room would extend 10 feet 7 inches from the front of the house to, but not beyond, the existing asphalt walkway. This would result in a front yard setback of 15.4 feet. However, the mudroom is only 5 feet wide, so the area of the home that would be 15.4 feet from the front property line would only be the 5-foot width of the mudroom.

The matter was referred to the Rockland County Department of Planning pursuant to the New York General Municipal Law. Rockland County Planning issued its review letter dated February 9, 2026, remedying the matter for local decision, deeming it to have no significant county-wide or inter-community impacts.

No objections to the relief sought were received.

WHEREAS, this Board has examined the written documentation and reviewed the testimony with respect to the applicant’s request for a variance, and, pursuant to the requirements of section 267-b.3 of the Town Law, hereby finds that on the conditions stated herein, the benefit to the applicant if the variance is granted outweighs any detriment to the health, safety and welfare of the neighborhood or community by such a grant, and has made the following findings and conclusions in that regard:

- (1) No evidence was presented to this Board of any undesirable change in the character of the neighborhood or a detriment to nearby properties related to the variance sought. The front yard setback of the existing home is pre-existing non-conforming and the house has been in the same location for decades. The applicant is not proposing the entire length of the house to be 15.4 feet from the property line; only the 5-foot width of the mudroom will encroach to that extent. Additionally, although the dimension from the property line to the street line is not shown on the survey, it is approximately 10 feet which means the distance from the 5-foot width of the mudroom to the street line would be approximately 25 feet.
- (2) There was no evidence presented of any other feasible means to achieve the benefit sought without the variance requested. The location of the mudroom matches up with the existing asphalt driveway, and the size of the mudroom is modest and appropriate, and is the minimum size required to provide the benefit sought.
- (3) The variance is numerically substantial, but not enough to require a denial, all things considered here.
- (4) There was no evidence before this Board of any adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
- (5) The alleged difficulty was self-created, but the Board does not feel this factor requires a denial.

NOW, THEREFORE, BE IT RESOLVED, that the variance sought is hereby GRANTED on the conditions set forth below:

CONDITIONS:

- 1. Compliance with the dimensions shown on the survey and plans submitted to this Board as part of the application, and compliance with all representations made to the Board.
- 2. Payment of all due fees and compliance with all other applicable laws, rules, codes, and regulations.

The matter is remanded to the Building Inspector for further consideration in compliance with the terms and conditions hereof.

Upon roll call, a vote to pass the foregoing resolution was as follows:

Keegan – yes; Anginoli – yes; Chairman Wright – yes; Lynch – yes; Strieter – yes; Veras - yes

Chairman Wright called for a motion to approve the application.

*****MOTION: Mr. Lynch made a motion to approve the application; seconded by Mr. Keegan. All in favor; the motion was carried.**

Chairman Wright called for a motion to approve the minutes for October 2, November 6, November 20, and December 4, December 18, 2025, meetings; and meeting minutes for January 15 and February 19, 2026.

*****MOTION: Mr. Anginoli made a motion to approve the application; seconded by Mr. Keegan. All in favor; the motion was carried.**

Chairman Wright called for a motion to close the meeting.

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

Respectfully submitted,

Nicole Flannigan

Secretary
Zoning Board of Appeals