

**TOWN OF STONY POINT
ZONING BOARD OF APPEALS
Minutes of May 7th, 2026**

PRESENT:

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

ALSO PRESENT:

Brian Conway, Attorney
John Hager, Building Inspector

Chairman Wright: Good evening. Welcome to the Stony Point Zoning Board of Appeals. I call this meeting of May 7, 2026, to order. Please rise for the Pledge of Allegiance.

The Pledge of Allegiance was recited and roll call taken.

Chairman Wright called for a motion to approve the minutes from the meeting of March 5, 2026.

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

Chairman Wright called for the first item on the agenda.

Request of Joseph Scichilone – 29 Jay St. – App. #26-01 (Area Variance)

Residential Accessory - install pre-fab accessory building/storage unit 16'x24' in backyard

Chapter 215. Zoning, Article VII. Supplementary Building Requirements

§ 215-30. Spacing. The distance between a principal building and an accessory building shall not be less than 15 feet. This spacing requirement shall not apply to private swimming pools.

Code requires: 15'-0" minimum

Application proposes: 8'-0"

Variance required: 7'-0"

*Note: NYS Fire Code (R302.1) allows 5' separation between residential non-fire resistant walls

Section: 15.19

Block: 1

Lot: 29

Zone: R1

Chairman Wright asked the applicant or representative to come forward. Joseph Scichilone, property owner of 29 Jay St, addressed the Board. Chairman Wright asked Mr. Scichilone to briefly explain the application and the variances he is seeking. Mr. Scichilone explained that he and his wife had just got married and bought their home in Stony Point in hopes of growing his family. He goes on to express his concerns about needing more space for storage and is seeking relief for a shed they would like to install that does not currently meet the zoning requirements. Mr. Lynch asked if Mr. Scichilone could provide us a survey and Mr. Scichilone explained he was never provided one but could have one done if needed. Chairman Wright asked the members of the Board to raise their hands if they would like to have one done for this project – Mr. Lynch was the only member that raised his hand. Chairman Wright decided to not require a survey be done for the purposes of this project. Mr. Hager also added that he does not foresee any issues with moving forward without a survey.

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

Chairman Wright called for a motion to accept the application.

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

Chairman Wright called for a motion to set the public hearing for June 4, 2026.

*****MOTION: Mr. Lynch made a motion to schedule the public hearing; seconded by Mr. Veras. 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 meeting; seconded by Mr. Keegan. All in favor; the motion was carried.**

Respectfully submitted,

Nicole Flannigan

Secretary
Zoning Board of Appeals