

**Zoning Board of Appeals**  
**8<sup>th</sup> Agenda**  
**May 7, 2026**

**NEW APPLICATION**

**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**

---

**OTHER MATTERS**