TOWN OF STONY POINT
ZONING BOARD OF APPEALS
Minutes of June 18th, 2026

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

ALSO PRESENT:
David McCartney, Attorney
John Hager, Building Inspector

Chairman Wright: Good evening. Welcome to the Stony Point Zoning Board of Appeals. I call this meeting of June 18th, 2026, to order. Please rise for the Pledge of Allegiance.

The Pledge of Allegiance was recited and roll call taken.

Chairman Wright called to flip the order of the agenda.

*****MOTION: Chairman Wright called for a motion to approve the revised minutes of May 7th, 2026, and the draft minutes from the meeting of June 4th, 2026; seconded by Todd Strieter. All in favor; the motion was carried.**

Chairman Wright recognizes Joseph Anginoli for the purpose of a motion for the Area Variance Decision for 29 Jay St.

*****MOTION: Joseph Anginoli called for a motion to finalize the Request for Variance; seconded by Todd Strieter.**

Thomas Wright, Chairman, presided.
On June 18, 2026, the following resolution was read by Joseph Anginoli
seconded by Todd Strieter and carried, based upon the evidence in the record:

BOARD OF APPEALS
TOWN OF STONY POINT, COUNTY OF ROCKLAND

In the Matter of Application #26-01 of Joseph Scichilone for a variance from the requirements of the Town Code for the construction of an accessory storage structure 8 feet from the existing single-family dwelling, where the minimum distance between a principal building and an accessory building is 15 feet, on property located at 29 Jay Street, Stony Point, New York, designated on the Tax Map as Section 15.19, Block 1, Lot 29 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 May 30, 2026; 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 June 4, 2026; and

WHEREAS, all the evidence and testimony was 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 applicant proposes to install a prefabricated accessory structure measuring 16 feet by 24 feet at the end of an existing driveway on the right, rear side of the existing home. The front, left corner of the new proposed structure is proposed to be located 8 feet from the right rear corner of the single-family home. However, Town Code requires a minimum distance of 15 feet between a principal building and an accessory building. The applicant has therefore applied to this Board for an area variance to permit the reduction to 8 feet from the minimum required 15 feet. It should be noted that the New York State Fire Code allows a 5 foot separation between residential non fire resistant walls.

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 June 5, 2026, remanding 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 proposed storage structure is in the rear yard at the end of the existing driveway, in a location which is not visually intrusive or objectionable. The neighborhood consists of a variety of single-family homes of different shapes and sizes with a variety of accessory structures. Other than being closer to the primary structure than permitted, the structure otherwise complies with Code. There is nothing about the 8-foot distance from the accessory structure to the house which would negatively impact the character of the neighborhood or cause any detriment to nearby properties, particularly given its location here.

(2) There was no evidence presented of any other feasible means to achieve the benefit sought without the variance requested. Due to the size and topography of the lot, there is no other feasible location for the accessory storage structure.

(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. As noted above, the New York State Fire Code allows a 5-foot separation between residential non-fire-resistant walls, and the applicant herein is proposing 8 feet.

(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 all representations made to the Board including in regard to the location and size of the proposed structure.
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:

A vote to pass the resolution was as follows:

AYES: Veras, Strieter, Lynch, Anginoli, Wright
ABSENT: Stoll, Keegan

There being 5 votes in favor of the motion, 0 votes against the motion, and 2 abstentions thereto, the Chairman declared the motion carried and the resolution adopted. The Clerk was directed to file a copy of this decision in the Office of the Town Clerk of the Town of Stony Point and to notify the applicant accordingly.

Chairman Wright asked the Board if they have any other questions. No questions were asked.

Chairman Wright called for a motion to close the meeting.

*****MOTION: Chairman Wright made a motion to close the meeting; seconded by Mr. Strieter. All in favor; the motion was carried.**

Respectfully submitted,

Danielle Balce
Secretary
Zoning Board of Appeals