

**TOWN OF STONY POINT
ZONING BOARD OF APPEALS
Minutes of June 4th, 2026**

PRESENT:

Mr. Keegan
Mr. Anginoli
Mr. Lynch
Mr. Strieter
Mr. Veras (absent)
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 4th, 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 May 7, 2026.

Mr. Anginoli mentioned errors and a need to revise the draft minutes.

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 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. Questions were opened regarding the site visit. Questions about the height and the location of the pre-fab shed were answered. John Hager addressed David McCartney on waiving the requirement for the applicant in having a new survey map drawn.

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

Chairman Wright called for a motion to open the public hearing,

*****MOTION: Chairman Wright made a motion to open the public hearing; seconded by Mr. Anginoli . All in favor; the motion was carried. No comments were received from members of the public.**

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

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

Chairman Wright called for a motion to close the meeting. The decision will be made in 2 to 4 weeks.

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

Respectfully submitted,

Danielle Balce

Secretary
Zoning Board of Appeals