

**TOWN OF STONY POINT**  
**ZONING BOARD OF APPEALS**  
**Minutes of June 5<sup>th</sup>, 2025**

**PRESENT:**

Mr. Keegan  
Mr. Anginoli  
Mr. Lynch  
Mr. Strieter  
Ms. Davis  
Mr. Veras  
Chairman Wright

**ALSO PRESENT:**

Matthew Toal, Attorney  
John Hager, Building Inspector

**Chairman Wright:** Good evening. Welcome to the Stony Point Zoning Board of Appeals. I call this meeting of June 5, 2025, to order. Please rise for the Pledge of Allegiance.

The Pledge of Allegiance was recited, and roll call taken.

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Chairman Wright called for the item on the agenda.

**Request of Isaack Goldberg – 2 Timmel Lane – App. #25-03 (Appeal)**

Chapter 215, Article III Districts; Map

Section 215-9 Compliance required,

215-9 D Uses identified as special permit uses or conditional uses shall be deemed prohibited unless a valid special permit shall be issued by the Town Board therefor or appropriate conditional approval granted by the Planning Board.

**This application requires Planning Board review and approval of a Conditional Use permit**

Chapter 215, Article IV Use Requirements,

Section 215-11 Use Table,

(215 attachment 9) Table of General Use Requirements Part I Residential Districts RR District,  
Column 'C' Conditional Uses by Planning Board (subject to Article XI and XII)

#4) 1-family detached residences with municipal sewer and water and located in an area having slight or moderate development limitations

**This application is for construction of a 1-family residence with municipal sewer and water**

Chapter 215, Article IV Use Requirements,

Section 215-12 Utilization of Use Table

215-12 C...All uses listed in Column C are permitted only upon approval of the Planning Board and are conditional thereon pursuant to § 274-a of the Town Law. ... All special permit uses and conditional uses also require site development plan approval by the Planning Board in accordance with Article X.

**This application requires Planning Board review and approval of site-plan and Conditional Use permit**

Section 215 Article XII Conditional Use and Approval by Planning Board

Section 215-73 General requirements,

The uses listed in Use Table, Column C, are conditional uses permitted only upon approval by the Planning Board in accordance with the procedures and standards herein. After approval, such uses shall be deemed permitted uses in the districts wherein located, subject to any conditions attached thereto.

**This application requires Planning Board review and approval of site-plan and Conditional Use permit**

**Section: 19.02**

**Block: 4**

**Lot: 67**

**Zone: RR**

Bill Sheehan, 1 Ryder Ct, Stony Point came forward to address the Board as the representative of the applicant. Chairman Wright asked Mr. Sheehan to give an overview of the application. Mr. Sheehan explains this is a single-family dwelling that was built in 1992 with sewer and water, and the applicant would now like to take the existing house down and put a new one up. He adds the applicant thinks that the building department incorrectly referred this to the Planning Board for a conditional use, but he already has sewer and water. Chairman Wright asked Mr. Sheehan if this is an interpretation, and Mr. Sheehan answered that it is an appeal of the Building Inspectors decision. Mr. Sheehan adds that this lot is over 2 acres, and they have no plans to subdivide the property.

Chairman Wright called for a motion to accept the application.

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

Chairman Wright scheduled a site visit for June 28<sup>th</sup>, and the public hearing date of July 3<sup>rd</sup>, 2025.

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Chairman Wright called for a motion to close the meeting of June 5, 2025.

**\*\*\*MOTION: Mr. Anginoli made a motion to close the meeting of June 5, 2025; seconded by Ms. Davis. All in favor; the motion was carried.**

Respectfully submitted,

*Nicole Flannigan*

Secretary  
Zoning Board of Appeals