



Town of Stony Point
BUILDING DEPARTMENT
74 East Main Street, Stony Point, NY 10980
Ph. (845) 786-2716

Zoning Board of Appeals
June 18, 2026
Senior and Community Center at Patriot Hills
19 Clubhouse Lane, Stony Point, NY 10980

AREA VARIANCE/DECISION

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

Section: 15.19 Block: 1 Lot: 29 Zone: R1

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

OTHER MATTERS

Approve revised draft minutes for May 7, 2026 meeting.

Approve minutes from June 4, 2026 meeting.

**** Agendas published prior to start of the meeting are for information only and the Zoning Board of Appeals reserves the right to modify in whole or in part any item(s) up to and including the meeting itself. ****