

TOWN OF STONY POINT
ZONING BOARD OF APPEALS
Minutes of July 17th, 2025

PRESENT:

Mr. Keegan
Mr. Anginoli
Mr. Lynch
Mr. Strieter (absent)
Ms. Davis
Mr. Veras
Chairman Wright (absent)

ALSO PRESENT:

Dave MacCartney, Attorney
John Hager, Building Inspector

Acting Chairman Anginoli: Good evening. Welcome to the Stony Point Zoning Board of Appeals. I call this meeting of July 17, 2025, to order. Please rise for the Pledge of Allegiance.

The Pledge of Allegiance was recited and roll call taken.

Acting Chairman Anginoli called for the item on the agenda.

Acting Chairman Anginoli called for a motion to accept the minutes of meetings from April 3, April 17, May 1, June 5, and July 3rd.

*****MOTION: Mr. Keegan made a motion to accept the minutes of meetings from April 3, April 17, May 1, June 5, and July 3rd; seconded by Mr. Lynch. All in favor; the motion was carried.**

Acting Chairman Anginoli called for the first item on the agenda.

Before testimony is given and any discussion begins, Acting Chairman Anginoli reminded the audience that the Zoning Board will not entertain anything involving the project itself, and that this application is strictly regarding interpretation of Mr. Hager's determination that this project should seek Planning Board review and approval before the building permit is considered.

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 therefore 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.

Zone: RR

July 17, 2025