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 Pleage 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 3^{rd} .

***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.

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

Section: 19.02 Block: 4 Lot: 67 Zone: RR

Acting Chairman Anginoli called for the applicant, or their representative, to please come forward. Bill Sheehan, the representative for the applicant, addressed the Board.

Bill Sheehan, representing the property owner, addressed the Board.

Acting Chairman Anginoli called for a motion to open the public hearing.

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

Acting Chairman Anginoli explains they had left off at the last meeting asking for clarification that other projects were approved meeting similar criteria. Mr. Hager responded with his interpretation being that the other applications were not needing both water and sewer services. Mr. Sheehan expresses his disbelief that anyone in the RR district with sewer and water who wants to put an addition on or rebuild their home due to destruction would require Planning Board approval for conditional use.

Acting Chairman Anginoli asked the Board if they have any questions. Mr. Lynch asked for clarification that the house would be torn down and rebuilt on the same foundation and adding onto it as well. Mr. Sheehan advised that Mr. Lynch is correct and questioned if he would be sent to the Planning Board if they were not to tear the house down and just simply add an addition.

Acting Chairman Anginoli asked if the public had any comments about the application. There were some testimonies made that did not pertain to the application. Neighboring property owners commented on their disapproval of the project; however, the application is strictly based upon an appeal of interpretation on the building code made by the Building Inspector.

With no further comments, Acting Chairman Anginoli called for a motion to close the public hearing.

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

Acting Chairman Anginoli called for a motion to close the meeting of July 17, 2025.

***MOTION: Mr. Keegan made a motion to close the meeting of July 17, 2025; seconded by Ms. Davis. All in favor; the motion was carried.

Respectfully submitted,

Secretary Zoning Board of Appeals

Nicole Flannigan