

TOWN OF STONY POINT
ZONING BOARD OF APPEALS
Minutes of September 4th, 2025

PRESENT:

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

ALSO PRESENT:

Dave MacCartney, Attorney
John Hager, Building Inspector

Chairman Wright: Good evening. Welcome to the Stony Point Zoning Board of Appeals. I call this meeting of September 4, 2025, to order. Please rise for the Pledge of Allegiance.

The Pledge of Allegiance was recited and roll call taken.

Chairman Wright called for the first item on the agenda.

Request of Neru Mehrotra – 6 Pierce Dr – App. #25-06 (Use Variance)

Residential Alteration - add small kitchenette in basement level

Town of Stony Point Zoning Code section 215-9 Compliance Required
F. No building permit or certificate of occupancy or certificate of use shall be granted for any use unless the Building Inspector finds that the use shall conform to the standards set forth in this chapter.

Section: 14.04 Block: 4 Lot: 22 Zone: RR

Chairman Wright called for the applicant or representative to come forward. Neru Mehrotra, property owner, addressed the Board. Mrs. Mehrotra explained that her parents who reside with her cannot eat meat, therefore they cannot share a kitchen in the home. She is asking for relief to allow them to prepare meals downstairs, as her parents are currently selling their home so they could come to live with Mrs. Mehrotra. Chairman Wright expressed his concerns for the request of a use variance, explaining that it is a very strict criteria that the Board must follow in order to grant such a variance, and he suggested the applicant consult with an attorney if she wants to go forward with the request.

Chairman Wright called for a motion to accept the application.

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

Site visit was scheduled for September 28, 2025 and public hearing date is October 2, 2025.

Chairman Wright called for the next item on the agenda.

Request of Keith Murdock – 4 Gilmore Dr – App. #25-07 (Area Variance)

Residential Alteration - Convert and expand existing open deck to a closed sunroom 9' x 18'

Town Zoning Code chapter 215-15 A Bulk Table, attachment 16 part II Table of Bulk Requirements, use group h.1, column 5, Required side setback / total side setback:
Minimum side yard setback required = 15' / 40'
Existing side yard setback = 10.6'* / 33.8
Proposed side yard setback = 10.6'* / 26.1'
Side yard setback variance required = pre-existing* / 13.9' (total combined)
* pre-existing nonconforming condition. No proposal to increase nonconformity.

Section: 15.02 Block: 3 Lot: 36 Zone: R1

Chairman Wright called for the applicant or representative to come forward. Keith Murdock, property owner, addressed the Board. Mr. Murdock advised the Board he is looking to replace the south side of their deck

extension with a sunroom, and it will be an exit to the house. Mr. Anginoli asked when the house was built, and Mr. Murdock said he believes it was the mid-1960s. Mr. Strieter asked for clarification that this is an existing deck that is being expanded, Mr. Murdock responded that it was correct with the addition of the sunroom.

Chairman Wright asked if the Board has any questions for the applicant before accepting the application. No further questions were addressed. The site visit will be on September 28th, and the public hearing will be October 2nd.

Chairman Wright called for a motion to accept the application.

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

Chairman Wright called for a motion to set the public hearing for October 2, 2025.

*****MOTION: Mr. Keegan made a motion to set the public hearing for October 2, 2025; seconded by Mr. Strieter. All in favor; the motion was carried.**

Chairman Wright called for the next item on the agenda.

Request of Erickson Hernandez – 39 Nordica Circle – App. #25-04 (Area variance)

Residential Addition - proposed two-story addition to existing single-family residence

Town Zoning Code chapter 215-A Bulk Table, attachment 16 part II
Use group h.1, column 6, Required rear setback:
Minimum rear yard setback required = 35’
Existing rear yard setback = 42.3’
Proposed rear yard setback = 15’
Rear yard setback variance required = 20’

Section: 15.04	Block: 5	Lot: 57	Zone: R1
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Chairman Wright called for a motion to open the public hearing.

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

Chairman Wright asked if the applicant or representative is present to please come forward.

Shanice Bernard (New City, NY), architect/senior designer for this project, addressed the Board. She explains that her client, Mr. Hernandez, is looking to put an addition onto his home to provide his family with more living space. Mrs. Bernard goes on to express their need for additional bedrooms by having currently (3) bedrooms and they have (4) adult children, so they are looking to have a bedroom for each child, plus a guest bedroom. Additionally, they currently have a (1) car garage that they would like to expand to a (2) car garage for off-street parking and storage.

Chairman Wright asked the Board if they have any questions. Mr. Anginoli asked if the applicant would be willing to be moved inward more to reduce the variance request. Mrs. Bernard advised that due to the position/angle of the structure she does not believe her client would be willing to do so.

Chairman Wright asked if there were anyone from the public that would like to speak regarding this application. Jose Rodriguez, 14 Farley Dr, addressed the Board. He expressed his concerns about the project because he resides behind the applicant. Mr. Rodriguez added that he moved out of NYC to get away from the large multifamily buildings, and he does not agree that this will fall within the characteristics of the neighborhood as it will be too big. Linda Pucchio, 37 Nordica Circle, addressed the Board to speak about this application. Mrs. Puccio advised she is okay with the project and the applicant expanding their home, but she expressed her concerns that it is too large for this neighborhood.

Chairman Wright asked if there is anyone else from the public that would like to discuss this application. No response given.

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

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

Chairman Wright called for a motion to close the meeting of September 4, 2025.

*****MOTION: Mr. Keegan made a motion to close the meeting of September 4, 2025; seconded by Mr. Anginoli. All in favor; the motion was carried.**

Respectfully submitted,
Nicole Flannigan
Secretary
Zoning Board of Appeals