



Town of Union Vale Zoning Board of Appeals

Town of Union Vale Town Hall
249 Duncan Road
Lagrangeville, NY 12540

Regular Meeting Agenda

At Town Hall

July 2nd 2024 @ 7:30 PM

Zoning Board Members:

Chairperson: Jane Smith, Members: John Hughes, Ilana Nilsen, Dennis Dunning & Mike McPartland

I. CALL TO ORDER / DETERMINATION OF QUORUM

II. BUSINESS SESSION

Approve meeting minutes from June 4th 2024

III. CORRESPONDENCE

None

IV. PUBLIC HEARING

PROJECT NAME

Somsag Accessory Apartment SUP

Owner/ Applicant: Mike & Tara Somsag

Engineer: Edward Mauro

Address: 57 South Parlman Rd Lagrangeville NY
12540

Parcel #: 6660-00-515375

PROJECT DETAILS

Application for the conversion of detached 2-story structure to 1-bedroom accessory apartment located in the RA-3 Zone.

1. Footprint sqft variance §210-56(B)(2)(b) extent 369 sqft;
2. Apartment sqft variance §210-56B(2)(d) extent 237 sqft & §210-56B(1)(b)(3);
3. Lot size variance §210-56(B)(2)(a) extent 1.2 acres.

The Zoning Board of Appeals will also consider whether the existing building form is 'indigenous to a rural area' as set forth in 210-56(B)((2)(b), and, therefore, whether any other modification of the exterior appearance of the structure requires a variance.”

Meeting # 2

V. REGULAR SESSION / NEW BUSINESS

PROJECT NAME

Fuscaldo Area Variance

Owner: Hermann Freihofer & Elizabeth Gilleski

Applicant: Joe Fuscaldo

Engineer: M. Gillespie & Associates

Address: Bruzgul Road

Parcel #: 6660-00-780173

PROJECT DETAILS

Application for an area variance of 19.5 acres for required minimum lot size of 100 acres for proposed wedding venue conference center located in the RD-10 Zone.

Meeting # 1

PROJECT NAME

Dyckman Addition Side Yard Area Variance
Owner: Jonathan Dyckman
Applicant/Architect: Daniel Contelmo Architects
Address: 9 Robinwood Lane
Parcel #: 6661-00-987262

PROJECT DETAILS

Application for a side yard area variance of 8' for a proposed 18' x 36' two story addition to existing dwelling located in the RA-3 zone.

Meeting # 1

VI. REGULAR SESSION / OLD BUSINESS

None

VII. OTHER BUSINESS

None

VIII. ADJOURNMENT

- **NEXT DEADLINE: July 16th 2024** (by Noon)
- **NEXT MEETING August 6th 2024**

DRAFT