

UNION VALE ZONING BOARD OF APPEALS

Minutes of the Regular Meeting

VIA ZOOM

7:30 pm

June 7th 2022

Members Present: Chairperson Jane Smith and Board members Dennis Dunning, Ilana Nilsen, and John Hughes, Michael McPartland

CALL TO ORDER / DETERMINATION OF QUORUM

Chairperson Jane Smith determined that there was a quorum for the Zoning Board of Appeals (“the Board”) to conduct business and called the meeting to order.

CORRESPONDENCE

None

BUSINESS SESSION

Board unanimously approved minutes from April 5th meeting. Chairperson Smith made a change to the order of the agenda, first hearing from the Schlansky Area Variance Applicant.

PUBLIC HEARING

PROJECT NAME

Bennett Ian Schlansky Area Variance
Applicant: Bennett Ian Schlansky
Address: 3285 Rt 82 Verbank NY 12585
Parcel #: 6662-00-680945
Meeting # 2

PROJECT DETAILS

Application for an area variance of 10’ 11” for a proposed detached garage in the H Zoning District.

Chairperson Smith stated the applicant provided The Board with additional photos of the location and noted that there was no one present from the public to comment on the application. Chairperson Smith asked the applicant to review the requested area variance. Mr. Schlansky, owner of the property indicated he is requesting to construct a new 25’ x 30’ detached garage at the end of a gravel portion of the driveway, and due to the topographic nature of the property the only feasible location is to be located side yard, 10’ 11” in front of his existing home. He stated that none of the neighbors will be affected by the site of the garage as it is quite far from any other homes and hidden within the surrounding trees. Chairperson Smith asked if anyone from the board had any questions, with no further discussion, Chairperson Smith read and the board considered the following standards in the attachment titled:

Schlansky Area Variance
[Code §210—17 A (4) Accessory Structures]

After considering the five factors and weighing the benefit to the Applicant as against the detriment to the health, safety and welfare of the neighborhood or community, Chairperson Smith moved to grant the variance, seconded by Member Hughs, and the Town of Union Vale Zoning Board of Appeals unanimously **GRANTED** the following: **Schlansky area variance of 10’ 11” for a detached garage.**

REGULAR SESSION / OLD BUSINESS

PROJECT NAME

Gregory Thomas Area Variance

Applicant: Gregory Thomas

Address: 352 Camby Road Verbank NY
12585

Parcel #: 6763-00-757123

Meeting # 2

PROJECT DETAILS

Application for an area variance of
27'9" for a proposed detached garage
& 54'8" for a proposed covered front
porch in the RD-10 Zoning District.

Chairperson Smith began by reviewing the requested variance and the changes on the application. After discussion about alternative locations, the number of variances actually needed, and documents required to complete the application, the matter adjourned to next meeting for applicant to revise application and submit additional materials.

OTHER BUSINESS

None

ADJOURNMENT

As there was no further business, a motion was made by the Chairperson Smith and unanimously accepted by the Board, to adjourn the meeting at 9:48 PM.

The next regular/public meeting of the Zoning Board of Appeals is scheduled for **Tuesday July 5th 2022 at 7:30 PM.**

The agenda will close on **June 21st, at 12:00 Noon.** Items for consideration at the **July** meeting must be received by that date.