



## **Town of Union Vale Zoning Board of Appeals**

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

### **Regular Meeting Agenda Town Hall August 3, 2021 7:30 P.M.**

#### 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**

- Review the agenda
- Approve meeting minutes from June 1, 2021

#### **III. CORRESPONDENCE**

None

#### **IV. PUBLIC HEARING**

None

#### **V. REGULAR SESSION / NEW BUSINESS**

**Clove Valley Baker Property LLC**- 2130 Clove Rd. Parcel # 199211 & 323518. Owner: Arthur DeMoulas. Applicant: Henry J. Welch. Applicant proposing a caretaker cottage to the height of 26' 3", to fit the character of the environment that it will be located in. Maximum height code for accessory structures states no such structure shall exceed 20' in height. Applicant requests a height variance of 6' 3".

**Liberty Way**- Bruzgul Rd & Liberty Way. Parcel # 790300. Owner(s): Colin Martin & Andrew Comatos. Applicant/ Engineer: Michael Gillespie. Application for an area variance of .67 acres on proposed two lot subdivision of 2.3 acres (lot two) to meet the needed 3 acres in an RA- 3 zone as required by code.

#### **V. REGULAR SESSION / OLD BUSINESS**

None

#### **VI. ADJOURNMENT**

- **NEXT DEADLINE: August 31, 2021** (by Noon)
- **NEXT MEETING: September 14, 2021**