



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

August 2nd 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

Approve meeting minutes from June 7th 2022

III. CORRESPONDENCE

Email dated Mon 6/20/2022 from Lisa Thomas in regards to Thomas Area Variance insinuating the withdrawal of their application from Zoning Board of Appeals.

IV. PUBLIC HEARING

None

V. REGULAR SESSION / NEW BUSINESS

PROJECT NAME

Patane Area Variance

Applicant: Brandon & Heather Patane

Address: 115 Cooper Drive, Verbank

Parcel #: 6662-01-198606

Meeting # 1

PROJECT DETAILS

Application for an area variance for 900sqft for a proposed 2,400sqft accessory structure in the R1.5 Zoning District.

VI. REGULAR SESSION / OLD BUSINESS

None

OTHER BUSINESS

None

VII. ADJOURNMENT

- **NEXT DEADLINE: August 23rd 2022** (by Noon)
- **NEXT MEETING: September 6th 2022**

UNION VALE ZONING BOARD OF APPEALS

Minutes of the Regular Meeting

7:30 pm

August 2nd 2022

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

Members Absent: John Hughes

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

Chairperson Smith referred to the email dated Mon 6/20/2022 from Lisa Thomas withdrawing their application (attached). Chairperson Smith explained that the withdrawal was the result of two determinations made by the Code Enforcement Officer, upon the advice of counsel: (1) Section 210-69A of the code prohibits increasing the degree of non-compliance in the front yard with a porch (and there can be no variance from this prohibition); and (2) no variance is needed for an accessory garage that meets all the requirements of 210-17A (since the garage does not increase the intrusion into the front yard setback).

BUSINESS SESSION

Board unanimously approved minutes from June 7th meeting.

PUBLIC HEARING

None

REGULAR SESSION / NEW BUSINESS

PROJECT NAME

Patane Area Variance

Applicant: Brandon & Heather Patane

Address: 115 Cooper Drive, Verbank

Parcel #: 6662-01-198606

Meeting # 1

PROJECT DETAILS

Application for an area variance for 900 sqft for a proposed 2,400 sqft accessory structure in the R1.5 Zoning District.

Brandon Patane, owner of the property explained that he would like to build a 2,400 sqft accessory structure to house his recreational vehicles, lawn equipment & vehicles to keep them out of the elements. There was a discussion about the location of the proposed garage and the topography of the parcel and future driveway. Mr. Patane stated that the garage he is seeking to

build is similar in size to one his neighbor has on a similar sized property. Mr. Patane stated he intends on purchasing a 40' boat which is why the accessory structure is the size he proposed. With no more questions or comments Chairperson Smith offered the following motion which passed unanimously by The Board:

“The Town of Union Vale Zoning Board of Appeals hereby acts as follows on the Application of Patane Area Variance Located at 115 Cooper Drive, Verbank Parcel #: 6662-01-198606”

Accept the Application for an area variance for 900 sq. ft. for a proposed 2,400 sq. ft. accessory structure in the R1.5 Zoning District.

1. *Classifies the application as “TYPE 2” under NYCRR Part 617.5 and as such, is precluded from environmental review under SEQRA.*
2. *Schedules a Public Hearing on the Application for Tuesday, September 6th at 7:35 pm and directs the secretary to provide timely notice thereof.*
3. *Advises the Applicant that all costs involved in notifying the Public shall be reimbursed to the Town of Union Vale.*
4. *Advises the Applicant that a visit to the premises may -or- may not be scheduled.*

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 8:05 PM.

The next regular/public meeting of the Zoning Board of Appeals is scheduled for **Tuesday September 6th 2022 at 7:30 PM.**

The agenda will close on **August 23rd, at 12:00 Noon.** Items for consideration at the **September** meeting must be received by that date.

From: [Thomas, Lisa L.](#)
To: pbzba.unionvaleny.us
Subject: Rebate for zoning variance
Date: Monday, June 20, 2022 10:59:17 AM

Hello Emily!

Stephen Whalen and I met with George this morning and turns out that we do not need a variance for the garage and cannot construct the porch at all due to the town regulations. Since we did not need to go down the road of the variance, I wanted to see how we get reimbursed for the fees and escrow that we paid as there will be no application to consider. I didn't think to ask George this while there this morning. Please let me know how to go about this.

Thanks!

Lisa Thomas



Lisa L. Thomas
Project Manager

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