

UNION VALE ZONING BOARD OF APPEALS

Minutes of the Regular Meeting

7:30 pm

April 2nd 2024

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

Reviewed the agenda & unanimously approved meeting minutes with edits from March 5th 2024.

PUBLIC HEARING

None

REGULAR SESSION / NEW BUSINESS

PROJECT

Harris Area Variance

Applicant/Owner: Thomas & Jennifer Harris
Builder: Gary Beck
Address: 80 Highview Road Dover Plains NY 12522
Parcel #: 6862-00-988601
Meeting # 1

PROJECT DETAILS

Application for 1,780 sqft area variance for proposed 3,280 sqft barn/garage in accessory to principle dwelling located in the RA3 Zone.

Builder Gary Beck began by describing the proposed garage. He stated the owners purchased the property with a dilapidated home on it which is being demolished and rebuilt with approved permit. Mr. Beck stated the home will be approximately 1700 sqft, and the proposed garage will be 3280 sqft. Mr. Harris, owner of the property indicated that he requires a large storage garage for multiple vehicles he owns, and other vehicles and storage. Mrs. Harris commented that the new dwelling will have a garage within the home that is for her personal vehicle.

The board discussed the location of the proposed garage. Mr. Beck indicated it will not be very visible from the road due to the slope and the screening that is existing. The owners also commented that plan to mitigate the water runoff into a swale. The board suggested the applicant submit photos from the front of the property for the record.

With no more comments the board agreed the application was complete and Chairperson Smith offered the following motion, which was unanimously accepted by the board:

To accept the Application of Thomas & Jennifer Harris for an Application for 1,780 sqft area variance for proposed 3,280 sqft barn/garage as accessory located at 80 Highview Road Dover Plains NY. Parcel #: 6862-00-988601”

1. *Classified the application as “Type 2 Action” under NYCRR Part 617.5 and as such, is precluded from environmental review under SEQRA.*
2. *Scheduled a Public Hearing on the Application for Tuesday, May 7th 2024 @ 7:35 pm and directed the secretary to provide timely notice thereof.*
3. *Advised the Applicant that all costs involved in notifying the Public shall be reimbursed to the Town of Union Vale.*
4. *Advised 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, seconded by Member Dunning and unanimously accepted by the Board, to adjourn the meeting at 9:15 PM.

The next regular/public meeting of the Zoning Board of Appeals is scheduled for **Tuesday May 7th 2024, at 7:30 PM.** The agenda will close on **April 16th 2024 at 12:00 Noon.** Items for consideration at the **May** meeting must be received by that date.