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**UNION VALE ZONING BOARD OF APPEALS
Minutes of the Regular Meeting**

November 1, 2017

Members Present: Chairperson Jane Smith, Board members Ilana Nilsen, John Hughes and Jeff Wimmer and Alternate Board member Michael Senkier

Member Absent: Board member Dan Tuohy

CALL TO ORDER / DETERMINATION OF QUORUM

Chairperson Jane Smith determined that there was a quorum and called the meeting to order at 7:30 p.m.

CONFIRMATION OF THE AGENDA

Chairperson Jane Smith reviewed and stated that the Agenda will stand as published.

REVIEW / APPROVAL OF MINUTES

Chairperson Jane Smith made the motion to approve the September 6, 2017 regular meeting minutes with corrections that Board member Ilana Nilsen submitted to the secretary/clerk, seconded by Board member John Hughes, unanimously approved by the Board members present. Chairperson Jane Smith made the motion to accept the October 4, 2017 regular meeting minutes, seconded by Board member Jeffrey Wimmer, unanimously approved by the Board members present.

CORRESPONDENCE

Chairperson Jane Smith introduced and welcomed alternate Board member Michael Senkier who was appointed by the Town Board October, 2017.

PUBLIC HEARING(S)/ DECISION ON PUBLIC HEARING(S)

Wenzl, Robert and Donna, 340 Barmore Road, Lagrangeville, NY 12540. Requesting a 15 foot side yard area variance (35 foot required) and a 30 foot front yard area variance (75 foot required) to construct a 14' x 20' addition to an existing primary dwelling in the RA3 district, as per Notice of Determination letter dated 9/19/2017 by the C.E.O. of Town of Union Vale as per (code section 210-20, 3).

Chairperson Jane Smith made the motion to open the public hearing, seconded by Board member Ilana Nilsen.

Chairperson Jane Smith read a letter from an adjacent neighbor that expressed concern regarding visually seeing this proposed addition from his house and asked if the applicant could plant some evergreens to screen on the side of the proposed addition property line.

Robert and Donna Wenzl briefly explained the project for the Board and public.

Mr. Wenzl explained that they would like to put a 14' x 20' addition off the one side of the house to extend the Kitchen and dining room. Donna Wenzl explained the current kitchen is very small, and Robert Wenzl explained that there is no other place to put an addition, because of the septic, well, driveway and an existing screened porch off the back of the house that they would like to keep.

Board member Ilana Nilsen asked Mr. Wenzl if he could see his neighbor's house, Donna Wenzl stated no.

Mr. Wenzl submitted exterior photographs showing the existing landscaping in the area of the proposed addition, including a row 30-40 foot tall evergreens and lower shrubs that border the neighbors' property, as well as a post and rail fence. He explained that there is a row of lilacs, and that they moved two large rhododendrons to the front of the property. Mr. Wenzl stated that no trees or bushes would have to be cut to construct the addition.

After discussion among Board members and the applicants regarding the substantial numerical value of the side yard variance requested, the adjoining neighbor's letter regarding screening, and the kinds of screening that made sense, Board Member John Hughes suggested that the applicant reach out to George Kolb, Code Enforcement Officer for the Town of Union Vale, and the adjacent landowner (who was not present at the public hearing), to determine whether any agreement could be reached with regard to the screening issue.

Board member Jeff Wimmer made a motion to continue the public hearing until either the December 6, 2017 meeting or an earlier scheduled special meeting, seconded by Board member John Hughes, unanimous vote of the Board members present.

REGULAR SESSION/ NEW BUSINESS

None.

OTHER BUSINESS

Chairperson Jane Smith stated that she has been discussing with the Town Attorney a new expedited procedure regarding the ZBA application process. Chairperson Jane Smith will forward information to the Board members and the clerk regarding the attorney's proposal and sample applications; she encouraged Board members to review the material and to offer comments/suggestions at the next meeting.

NEXT MEETING

The next regular meeting of the Zoning Board of Appeals is scheduled for **WEDNESDAY, December 6, 2017 at 7:30 p.m.**

The agenda will close on **November 23, 2017 at 12:00 NOON**. Items for consideration at the **December** meeting must be received by that date.

ADJOURNMENT

As there was no further business, a motion was made by Chairperson Jane Smith, seconded by Board Member Jeff Wimmer, and unanimously accepted by the Board, to adjourn the meeting at 9:00 p.m.

Respectfully submitted,

Joan E. Miller

ZONING BOARD OF APPEALS CLERK

Annexed document: Poughkeepsie Journal, public hearing notice, Robert and Donna Wenzl