

UNION VALE ZONING BOARD OF APPEALS

Minutes of the Regular Meeting

VIA ZOOM

7:30 pm

May 3rd 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

None

REGULAR SESSION / OLD BUSINESS

PROJECT NAME

Bennett Ian Schlansky Area Variance
Applicant: Bennett Ian Schlansky
Address: 3285 Rt 82 Verbank NY 12585
Parcel #: 6662-00-680945
Meeting # 1

PROJECT DETAILS

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

Chairperson Smith began by asking the applicant to verify the location of the proposed garage on the provided map. There was a discussion about the setback on the side property line in the H (Hamlet) District. After the board reviewed the lot and bulk requirements for the Hamlet district it was clarified that a minimum of 15’ is adequate for the side setback. The Board had questions about the existing parking space detailed in the application. Mr. Schlansky indicated that an unpaved parking space has been established there and the garage would be located on that space and slightly beyond. The board questioned if moving the garage further back is an alternative in requesting less of a variance. Mr. Schlansky explained that the house itself is built into the hill and it is not feasible to build the garage any further back

because of the incline in the rear. Chairperson Smith suggested the applicant provide additional topographical maps to better understand the location of the proposed garage in order to determine if there are any additional alternatives. Member Dunning suggested to the applicant to submit photos of the location for the record. 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 Bennett Ian Schlansky Area Variance Located at 3285 Rt 82 Verbank NY 12585 Parcel # 6662-00-680945”

Accept the Application for an area variance of 10’ 11” for a proposed detached garage

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, June 7th 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.*

PROJECT NAME

Gregory Thomas Area Variance

Applicant: Gregory Thomas

Address: 352 Camby Road Verbank NY
12585

Parcel #: 6763-00-757123

Meeting # 1

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 stated that member Ilana Nilsen has recused herself from consideration of this application as she is a neighbor of this parcel. Chairperson Smith noted that the February 17, 2022 determination by the Code Enforcement Officer stated “Application has been made for the construction of an attached garage and front porch”. Chairperson Smith noted that the application was for a detached garage. The applicant and owner Lisa Thomas stated that was correct. Chairperson Smith stated that because the garage is detached, they would need to submit two separate variance applications, one for the garage and one for the porch, the applicant has only submitted one application for both requested area variances. There were questions from Chairperson Smith in regards to previous variances requested, in 2006 a variance was granted to build a similar garage they are looking to build now; however, they did not construct the garage and the variance has expired. In 2014 the Thomas’ were granted a variance to construct a storage structure, which was completed. Mrs. Thomas detailed the location of the proposed garage in relation to the house, also indicating where the front porch would be located. She continued to

explain that the purpose of the front porch was to provide cover from inclement weather from the front door to the garage, and that only a portion of the covered porch to the garage would be exposed. The applicant stated that there were not any alternative locations for the detached garage due to location of the existing driveway, septic & slope of the land. The applicant asked the board if they were to connect the covered porch directly to the detached garage would they require only one variance rather than two, member Hughes suggested the applicant follow up with the Code Officer to propose that plan. Member Dunning urged applicant to submit a more detailed map to help clarify the specifics so the board can better visualize the plan. 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 9:05 PM.

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

The agenda will close on **May 24th 2022, at 12:00 Noon.** Items for consideration at the **June** meeting must be received by that date.