



## 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

**June 4<sup>th</sup> 2024 @ 7:30 PM**

#### 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 April & May

#### III. CORRESPONDENCE

Email dated May 9<sup>th</sup> 2024 received from Kevin McGivney regarding notification of public hearing for Harris application.

#### IV. PUBLIC HEARING

None

#### V. REGULAR SESSION / NEW BUSINESS

##### PROJECT NAME

##### **Somsag Accessory Apartment SUP**

Owner/ Applicant: Mike & Tara Somsag

Engineer: Edward Mauro

Address: 57 South Parlman Rd Lagrangeville NY  
12540

Parcel #: 6660-00-515375

##### PROJECT DETAILS

Application for the conversion of detached 2-story structure to 1-bedroom accessory apartment located in the RA-3 Zone.

Variance #1- Footprint sqft variance of 372 sqft  
Variance #2- Apartment sqft variance of 254 sqft  
Variance #3- Lot size variance of 1.2 Acres

Meeting # 1

#### VI. REGULAR SESSION / OLD BUSINESS

None

#### VII. OTHER BUSINESS

None

#### VIII. ADJOURNMENT

- **NEXT DEADLINE: June 11<sup>th</sup> 2024** (by Noon)
- **NEXT MEETING July 2<sup>nd</sup> 2024**

**UNION VALE ZONING BOARD OF APPEALS**

**Minutes of the Regular Meeting**

**7:30 pm**

**June 4<sup>th</sup> 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**

Email dated May 9<sup>th</sup> 2024 received from Kevin McGivney regarding notification of public hearing for Harris application.

**BUSINESS SESSION**

Approve meeting minutes from April & May

**PUBLIC HEARING**

None

**REGULAR SESSION / NEW BUSINESS**

**PROJECT NAME**

**Somsag Accessory Apartment SUP**

Owner/ Applicant: Mike & Tara Somsag

Engineer: Edward Mauro

Address: 57 South Parliman Rd Lagrangeville NY 12540

Parcel #: 6660-00-515375

**PROJECT DETAILS**

Application for the conversion of detached 2-story structure to 1-bedroom accessory apartment located in the RA-3 Zone.

Variance #1- Footprint sqft variance of 369 sqft  
Variance #2- Apartment sqft variance of 237 sqft  
Variance #3- Lot size variance of 1.2 Acres

Meeting # 1

Chairperson Smith began by welcoming Mr. Mauro, engineer on the application. Chairperson Smith pointed out that the indicated code sections on the applications were not correct. The board reviewed each application and indicated the applicant should revise the applications to reflect the corrections as follows:

1. Footprint sqft variance §210-56(B)(2)(b) extent 369 sqft;
2. Apartment sqft variance §210-56B(2)(d) extent 237 sqft & §210-56B(1)(b)(3);
3. Lot size variance §210-56(B)(2)(a) extent 1.2 acres.

Mr. Mauro explained the details of each application. He stated that the new owners purchased the property with an existing building which has a certificate of occupancy to be used as an office building. He continued that the new owners would like to use the first floor as an accessory apartment for the mother-in-law who will be wheelchair bound in the future; the additional square feet are necessary to make it accessible for her. He stated the upstairs area which will have a separate entrance will still be used as an office space for the owner.

The board discussed section of the code §210-56(B)(2)(b), which also states “or otherwise modify the exterior appearance of the structure if it is a building form indigenous to a rural area,” and questioned its applicability to this application. The board stated they will have to consider whether the existing building form is ‘indigenous to a rural area’ and, therefore, whether any other modification of the exterior appearance of the structure requires a variance.

Mr. Mauro indicated that they are trying to stay with the original design with similar siding that exists now, and improving the condition of the structure. The board commented that the intent of the code appears to be that it should not look like there are two homes on the property. Mr. Mauro stated the property does meet the set back requirements, and also noted that the property was originally in the TC zone, and was changed to an RA-3 zone in 2023. The board indicated to the applicant that in the case of the lot size variance this information should be noted on the application to their benefit, as the structure was existing and the minimum lot requirement from the time it was originally constructed has since changed to need a larger lot requirement when it was re-zoned into to the RA-3 zone.

Mr. Mauro also commented that the owners are working with the Board of Health to apply to replace the septic system as the original was not designed sufficiently, and although it is not a requirement to redesign the septic the owners felt it would be in their best interest to do so and it will be adequate to support 5 bedrooms. The board asked if Mr. Mauro could indicate on the plan where the location of the new septic system will be.

The board reviewed the questions on the short EAF form, and advised the applicant that some of the answers need to be amended such as the application needing approval from another government agency to include the Planning Board for a Special Use Permit.

Mr. Mauro stated that the measurements proposed on the variance application differ from the measurements the Code Administrator George Kolb noted on the determination letter due a calculation error, and the board recommended discussing with Mr. Kolb to correct the determination letter to reflect the proper amount of square footage needed.

The board decided to accept the applications as complete and place the application on the July 2<sup>nd</sup> agenda as a public hearing provided that, by June 14<sup>th</sup>, the applicant resubmit the applications with the corrections noted, an updated plan & corrected EAF that were discussed at this meeting as well as a revised determination letter from Mr. Kolb. The matter was then adjourned.

#### **REGULAR SESSION / NEW BUSINESS**

None

#### **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 9:35 PM.

The next regular/public meeting of the Zoning Board of Appeals is scheduled for **Tuesday July 2<sup>nd</sup> 2024, at 7:30 PM.** The agenda will close on **June 11<sup>th</sup> 2024 at 12:00 Noon.** Items for consideration at the **July** meeting must be received by that date.