

UNION VALE ZONING BOARD OF APPEALS
Minutes of the Regular Meeting
VIA ZOOM
7:30 pm

October 5, 2021

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

BUSINESS SESSION

Agenda reviewed for October 5, 2021 meeting.

Board unanimously approved minutes from September 14th, 2021 meeting.

CORROSPONDENCE

None

PUBLIC HEARING

None

REGULAR SESSION/NEW BUSINESS

Erich Moeller
3427-3429 Route 82
Verbank NY 12585
Applicant- Erich Moeller

Meeting - 1

Use Variance – for Accessory apartment

Application for a USE VARIANCE for an illegally constructed accessory apartment within a separate non-dwelling structure in the NC Zoning District.

Chairperson Smith stated to the applicant that the requirements to obtain a use variance are very specific, and an application must meet each of those requirements to be approved. Chairperson Smith went over those requirements for a use variance and explained them to the applicant in detail. There was a discussion between the applicant and the board in regard to what the applicant must present, and the board recommends that the applicant seek legal counsel and resubmit the application for the next meeting. Chairperson Smith made a motion to postpone the application to the November 2nd meeting. The motion passes unanimously.

OTHER BUSINESS

Review and approve changes to application materials. The board has a discussion regarding the details of the Zoning board application materials and possible modifications. No votes were taken, the business will be held over until the next meeting on November 2nd

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 8:40 p.m.

The next regular/public meeting of the Zoning Board of Appeals is scheduled for **Tuesday, November 2 2021, at 7:30 PM.**

The agenda will close on **October 19, 2021, at 12:00 Noon.** Items for consideration at the **November** meeting must be received by that date.

Respectfully submitted, 10/20/2021

A handwritten signature in black ink that reads "Emily Cole". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Emily Cole
ZONING BOARD OF APPEALS CLERK