

**UNION VALE ZONING BOARD OF APPEALS**

**Minutes of the Regular Meeting**

**7:30 pm**

**February 6<sup>th</sup> 2024**

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

**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 December 5<sup>th</sup> 2023.

**PUBLIC HEARING**

None

**REGULAR SESSION / NEW BUSINESS**

**PROJECT**

Maddocks Carport Area Variance  
Applicant/Owner: Jarrod Maddocks  
Address: 206 Barmore Road, Lagrangeville NY 12540  
Parcel #: 6661-00-178577  
Meeting # 3

**PROJECT DETAILS**

Pre-existing carport located in RA3 Zone

- Area Variance # 1- Front of 37’8”
- Area Variance # 2- Side of 22’6”

The Board began by discussing the side yard variance request of 22’6”. The Board had previously confirmed the required side yard setback is 25’, with the carport being 2’6” from the side line. Photos were provided of the location of the property line in reference to the existing post of the carport.

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 Jarrod Maddocks located at 206 Barmore Road Lagrangeville NY 12540. Parcel #: 6661-00-178577 for a side area variance of 22’6” for an existing carport.*

- 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, March 5<sup>th</sup> 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.*

The board moved on to the second variance requested by the applicant for a front yard of 37’8” in which the existing carport is located. The board commented that the accessory structure can not be located closer to the

front yard than that of the principal structure which is located 83'6" from the front property line. The carport is 45'10", therefore a 37'8" variance is required. Chairperson Smith asked if any of the board members had questions or comments on this variance, with none, 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 Jarrod Maddocks located at 206 Barmore Road Lagrangeville NY 12540. Parcel #: 6661-00-178577 for a front area variance of 37'8" for an existing carport.*

5. *Classified the application as "Type 2 Action" under NYCRR Part 617.5 and as such, is precluded from environmental review under SEQRA.*
6. *Scheduled a Public Hearing on the Application for Tuesday, March 5<sup>th</sup> 2024 @ 7:35 pm and directed the secretary to provide timely notice thereof.*
7. *Advised the Applicant that all costs involved in notifying the Public shall be reimbursed to the Town of Union Vale.*
8. *Advised the Applicant that a visit to the premises may -or- may not be scheduled.*

### **OTHER BUSINESS**

The Board discussed the rewording of the Zoning Board of Appeals application, all members agreed to make the wording change.

### **ADJOURNMENT**

As there was no further business, a motion was made by the Chairperson Smith, seconded by Member McPartland and unanimously accepted by the Board, to adjourn the meeting at 8:45 PM.

The next regular/public meeting of the Zoning Board of Appeals is scheduled for **Tuesday March 5<sup>th</sup> 2024, at 7:30 PM.** The agenda will close on **February 13<sup>th</sup> 2024 at 12:00 Noon.** Items for consideration at the **March** meeting must be received by that date.