

UNION VALE ZONING BOARD OF APPEALS

Minutes of the Regular Meeting

7:30 pm

November 7th 2023

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 November 7th 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 # 2

PROJECT DETAILS

Pre-existing carport located in RA3 Zone

- Area Variance # 1- Front of 29’8.5”
- Area Variance # 2- Side of 24’2”

The Board reviewed the revised determination letter submitted by the Code Administrator George Kolb dated 11/27/23. After discussion regarding the required side yard setback as stated in the letter (35’), the Board agreed the required side yard setback is 25’.

Mr. Maddocks provided additional photos and labeled them for clarification. The board discussed the measurement on the provided survey indicating the distance from the carport to the side line. The Board advised that the correct measurement should be from the side line to the post of the carport, not the roofline. The Board asked the applicant to provide a footnote on the survey stating that although the measurement reads from the roofline, the distance from the post to the sideline is actually 32”.

Member Nilsen asked if the applicant could provide a photo for the record marking where the side line is located on the property.

The Board recommended that Mr. Maddocks amend the application by providing both more clarification as to the photos submitted to make sure every exhibit is indicated in the application, and then the application can be accepted as a completed application.

The application was not accepted at this time and the matter was adjourned to the next monthly meeting.

OTHER BUSINESS

The Board discussed the January meeting and all agreed that it be changed to January 9th 2024.

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 9:10 PM.

The next regular/public meeting of the Zoning Board of Appeals is scheduled for **Tuesday January 9th 2023, at 7:30 PM.** The agenda will close on **December 19th 2023 at 12:00 Noon.** Items for consideration at the **January** meeting must be received by that date.