

UNION VALE ZONING BOARD OF APPEALS

Minutes of the Regular Meeting

VIA ZOOM

7:30 pm

February 1, 2022

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

Members Absent: 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 approved minutes from October 2, 2021 meeting.

PUBLIC HEARING

None

REGULAR SESSION / OLD BUSINESS

PROJECT NAME

- Peter Rodrigues Garage Area Variance
Owner: Peter Rodrigues
Applicant/Engineer: Brian Stokosa
15 Liberty Way. Parcel # 6660-00-728306

PROJECT DETAILS

- Application for an area variance of 280 sqft for a proposed 1,780 sqft detached garage, whereas the maximum size allowance in RA3 Zone is 1,500 sqft. Proposed structure meets setback requirements.
§ 210-17A (5)

Brian Stokosa, engineer on the application began by giving a description of what the homeowner would like to use the proposed detached garage for. He explained that a factor in building the detached garage is to install roof mounted solar panels to help offset some of the electrical costs for the main dwelling. Mr. Stokosa stated the garage space is designed to park one vehicle inside & one vehicle in a covered portion of the garage. He explained the owner also intends on using the interior space for a hobby woodworking shop, as the current garage space in the home is being utilized by the homeowner’s woodworking tools & equipment, the new garage would allow the existing garage to be used for parking vehicles. The size of the garage is roughly 37.5’ x 47’ totaling 1,780 sqft. Mr. Stokosa shared the floor plans with the board &

explained the garage is located in the best spot for the property to obtain maximum sun & it also meets all setback requirements. Mr. Stokosa commented that a 1,500 sqft building was about 10-15% less solar production than the requested 1,780sqft design. The board clarified with the applicant that the main purpose in requesting the specific variance is to maximize the solar production of the roof mounted panels, rather than the need for interior space to store vehicles or equipment. There were questions about the water run off & drainage, the applicant explained he has taken those factors into consideration. The board advised the applicant to bring any additional solar information to the next meeting so they may take a look at that as well. With no further discussion Chairperson Smith offers the following motion which was unanimously accepted by the board.

“The Town of Union Vale Zoning Board of Appeals hereby acts as follows on the Application of Peter Rodrigues Garage Area Variance, Located at 15 Liberty Way Lagrangeville NY 12570. Parcel # 6660-00-728306

Accepts the Application for an area variance of 280 sqft for a proposed 1,780 sqft detached garage, whereas the maximum size allowance in RA3 Zone is 1,500 sqft,

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, March 1st 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.*

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 8:15 PM.

The next regular/public meeting of the Zoning Board of Appeals is scheduled for **Tuesday March 1st, 2022 at 7:30 PM.**

The agenda will close on **February 15th 2022, at 12:00 Noon.** Items for consideration at the **March** meeting must be received by that date.