

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, & Ilana Nilsen

Member Absent: 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.

CORRESPONDENCE

None

BUSINESS SESSION

Reviewed the agenda & unanimously approved meeting minutes from October 3rd 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 # 1

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 emphasized that it is important for the applicant to make the application very clear by labeling the attached photographs and explaining their relevance in the body of the application.

Mr. Maddocks described the history of the application and explained what was show in each of the attached photographs. He stated that he installed a carport without realizing it would need a permit or any variances; it is attached to a garage that had been previously approved for a side yard area variance. There was a discussion regarding the layout and location of the carport.

Chairperson Smith pointed out that code section 210-17 A. (4) prohibits any accessory structure in the RA3 zone from projecting closer to the fronting street than the principal building on the lot. Chairperson Smith stated that according to the Code Administrator’s determination letter, his interpretation of the code was that the accessory structure could not project into the required front setback (which is 75’). The Board then discussed whether that was the correct requirement or whether any variance would have to be measured against the setback of the principal dwelling. It was recommended that the applicant contact the Code Administrator for clarification and to also provide the measurement from the closest point of the principal dwelling to the front property line.

Mr. Maddocks explained that there were no other alternatives to locate a carport at any other location or angle due to the topography of the parcel, and the location of the septic. He also explained the existing garage is used for storage and equipment used for the homeowner’s physical therapy needs, that the garage door is not high enough to allow a larger new vehicle in, and that the carport was built to protect the car.

The Board recommended that Mr. Maddocks amend the application by providing both more clarification as to the photos submitted, as well as the measurement from the closest point of the principal dwelling to the front property line.

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

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 8:35 PM.

The next regular/public meeting of the Zoning Board of Appeals is scheduled for **Tuesday December 5th 2023, at 7:30 PM.** The agenda will close on **November 21st 2023 at 12:00 Noon.** Items for consideration at the **December** meeting must be received by that date.