



Town of Union Vale Zoning Board of Appeals

Town of Union Vale Town Hall

249 Duncan Road

Lagrangeville, NY 12540

Regular Meeting Agenda

At Town Hall

July 1st 2025 @ 7:30 PM

Zoning Board Members:

Chairperson: Jane Smith, Members: John Hughes, Ilana Nilsen, Dennis Dunning & Mike McPartland

I. CALL TO ORDER / DETERMINATION OF QUORUM

II. BUSINESS SESSION

Approve meeting minutes from June 3rd 2025

III. CORRESPONDENCE

None

IV. PUBLIC HEARING

PROJECT NAME

Frazier Area Variance

Owner: Steven Frazier

Applicant: Same

Address: 116 Walsh Road

Parcel #: 6660-00-857929

PROJECT DETAILS

Application for the construction of a 35' x 70' accessory structure to be located in the front yard. Variances requested.

1. 75' to place structure forward of primary home Sect. 210-17(4)

2. 950 sqft for size limitation Sect. 210-17(5)

Meeting # 2

V. REGULAR SESSION / NEW BUSINESS

None

VI. REGULAR SESSION / OLD BUSINESS

None

VII. OTHER BUSINESS

None

VIII. ADJOURNMENT

• **NEXT DEADLINE: July 15th 2025** (by Noon)

• **NEXT MEETING: August 5th 2025**

UNION VALE ZONING BOARD OF APPEALS

Minutes of the Regular Meeting

7:30 pm

July 1st 2025

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

Letter dated June 25, 2025 from Darren and Eloise Samson at 99 Walsh Road, Lagrangeville in support of the Frazier application.

BUSINESS SESSION

Board member Dennis Dunning withdrew proposed amendments to June 3rd meeting minutes, and the minutes were unanimously approved.

PUBLIC HEARING

PROJECT NAME

Frazier Area Variance

Owner: Steve Frazier
Address: 116 Walsh Rd,
Lagrangeville NY 12540
Parcel #: 6660-00-857929

PROJECT DETAILS

Application for the construction of a 35' x 70' accessory structure to be located in the front yard. Variances requested.

1. 75' to place structure forward of primary home Sect. 210-17(4)
2. 950 sq. ft. for size limitation Sect. 210-17(5)

Meeting # 2

Chairperson Smith clarified for the record that the application, originally received on May 12th, was significantly revised. The revised application, received on June 12th, changed the placement of the proposed accessory structure thereby reducing the variance needed to locate the garage forward of the primary residence from 105' to 75'.

Applicant and owner, Mr. Steven Frazier was welcomed and gave an overview of the application. He showed photos from the street/driveway where the house is facing and explained the proposed location cannot be seen due to foliage. It is an obstructed view in the winter and the accessory building will be 740 ft set back from the road with dense wood behind the house, shielded from the neighbors, who have no objection. Mr. Frazier stated that the garage structure will look like an old dairy farm and will match his home, a colonial style farmhouse. He angled the house to have the best view of the valley and, given the septic field, wetlands and spillway from the wetlands around the house, he had to place the accessory structure closer to the street than the principal structure.

With respect to the size of the proposed accessory structure, Chairperson Smith noted she was able to find only two prior grants of a variance for an accessory structure larger than 1500 square feet. Mr. Frazier explained his need for a 2450 square foot structure: he works on vehicles for a hobby and through the years has acquired tools and vehicles, including a large truck. He used to rent a building for this hobby but no longer can find a suitable place that is worth the rent. He has no garage or attached garage and prefers a detached structure due to fire concerns. Mr. Frazier stated he has no intention of outside overhead lighting, only the inside will have power. It was noted by the board that all of the vehicles Mr. Frazier owns will be out of sight and neighbors across the street cannot see the house.

With no other comments or questions from the public or the board, the board discussed the factors they must consider when reviewing an application and the conditions that would be imposed should the variances be granted. The Board then unanimously voted as follows:

The Town of Union Vale Zoning Board of Appeals **GRANTED** a variance to place the accessory structure 75' of the primary home, and a 950 square foot variance to the size limitation, allowing a 2450 square foot accessory structure.

The Board's findings with respect to each variance and the conditions imposed are set forth in an attachment titled:

*Zoning Board of Appeals approval on the application of Steven Frazier for a variance to permit accessory structure 75' feet closer to the fronting street than the principal building, and a 950 sq. ft. variance to the size limitation for a proposed 35' x 70' accessory structure in the RA3 zone located at 116 Walsh Rd, Lagrangeville, NY 12540.
Parcel #: 6660-00-857929*

REGULAR SESSION / NEW BUSINESS

None

REGULAR SESSION / OLD BUSINESS

None

OTHER BUSINESS

ADJOURNMENT

As there was no further business, a motion to adjourn the meeting at 8:59 PM was unanimously approved.

The next regular/public meeting of the Zoning Board of Appeals is scheduled for **Tuesday August 5th, at 7:30 PM**. The agenda will close on **July 15th at 12:00 Noon**. Items for consideration at the **August** meeting must be received by that date.



Zoning Board of Appeals approval on the application of Steven Frazier for a variance to permit accessory structure 75' feet closer to the fronting street than the principal building, and a 950 sq. ft. variance to the size limitation for a proposed 35' x 70' accessory structure in the RA3 zone located at 116 Walsh Rd, Lagrangeville, NY 12540. Parcel #: 6660-00-857929

Date: 7/1/2025

In making its determination, the ZBA shall take into consideration the benefit to the applicant if the Area Variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the board shall also consider:

- 1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to the nearby properties will be created by the granting of the Area Variances. Comments?***

Facts and Findings: No, there were no objections from the neighbors. The accessory structure will be 740' from the road. The property is heavily wooded and views of the house and site of proposed structure from road and neighbors is limited.

- 2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an Area Variances. Comments?***

Facts and Finding: No. There is currently no garage on the property or other place to store vehicles and related equipment, and because of the slope, the septic, and wetlands on the property, there were no other feasible locations.

- 3. Whether the requested variances are substantial. Comments?***

Facts and Finding: Yes, but it is a larger lot (11 acres in a 3-acre zone), and the structure will be far from the road.

- 4. Whether the proposed Area Variances will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Comments?***

Facts and Finding: The proposed structure resemble a dairy barn which will complement the principal building that has an old farm-house look; concerns about runoff and lighting can be addressed with gutters and downward face lighting.

- 5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the Area Variance. Comments?***

Facts and Findings: Yes, but there have been changes to the code since the property was purchased and the house built, and a separate building for a garage is preferable for fire safety reasons.

After considering the five factors and weighing the benefit to the Applicant as against the detriment to the health, safety and welfare of the neighborhood or community, Chairperson Smith offered the following motion to **GRANT** the following variances with conditions;

1. **Area variance §210-17(4) extent 75’.**
2. **Area variance §210-17(5) 950 sq. ft. for size limitation**

Conditions:

1. Structure not to be used for “GARAGE, PUBLIC OR COMMERCIAL” as defined in Code of the Town of Union Vale §210-86.
2. Structure must adhere to dark sky lighting regulations.
3. Gutters to be installed on the garage to mitigate erosion.

Seconded Member Hughes

Roll Call Vote:

	<i>Aye</i>	<i>Nay</i>
<i>Jane Smith, Chairperson</i>	<u>✓</u>	<u> </u>
<i>Dennis Dunning</i>	<u>✓</u>	<u> </u>
<i>John Hughes</i>	<u>✓</u>	<u> </u>
<i>Michael McPartland</i>	<u>Absent</u>	<u> </u>
<i>Ilana Nilsen</i>	<u>✓</u>	<u> </u>

Signed,

Cynthia Habinowski

7/1/2025

DATE

Cynthia Habinowski, Secretary
Zoning Board of Appeals

cc: Applicant, Town Clerk, Planning Board Chair & Clerk
Building Department & File