



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

June 3rd 2025 at 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 October 1st 2024

III. CORRESPONDENCE

None

IV. PUBLIC HEARING

None

V. REGULAR SESSION / NEW BUSINESS

PROJECT NAME

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

Meeting # 1

VI. REGULAR SESSION / OLD BUSINESS

None

VII. OTHER BUSINESS

None

VIII. ADJOURNMENT

- **NEXT DEADLINE: June 10th 2025** (by Noon)
- **NEXT MEETING July 1st 2025**

UNION VALE ZONING BOARD OF APPEALS

Minutes of the Regular Meeting

7:30 pm

June 3rd 2025

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

Approved meeting minutes from October 1, 2024.

PUBLIC HEARING

None

REGULAR SESSION / NEW BUSINESS

PROJECT NAME

Frazier Area Variance

Owner/Applicant: Steven 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 with variances of 75' to place structure forward of primary home and 950 sqft for size limitation.

Meeting # 1

Chairperson Smith welcomed the applicant and owner Mr. Steven Frazier to give an overview of the application. Mr. Frazier stated he is looking to build a 35' x 70' accessory structure in the front of his property. Mr. Frazier stated that he lives in a secluded area with a lot of trees and this proposed accessory structure – which will look like a barn but in which he intends to store cars - won't be seen from the road. He reviewed the topo map with board members to explain the elevations and wetlands which limited the proposed placement to the area near and in front of the house. He also explained that he discussed the proposal with his neighbors and none voiced opposition.

The board reviewed the application, and the Short Environmental Assessment Form and identified a number of questions. They expressed particular concern with the placement of the proposed accessory structure in the absence of a land survey and questioned whether the size of the variance could be reduced in light of the mistaken understanding that the side yard setback was only 25' and not 35' as indicated in the application. Mr. Frazier stated that he surveyed his property based on the deed in 1989 and measured off with pins at 35' that are still seen today. He agreed to revise his application with new dates and updated information, and will consider alternative placement of the structure given the side yard setback. He will also provide photos of his front yard from the road, and will label all pictures and drawings to clarify what they support. After Board member Dunning referred to the code definitions of "accessory structure" and "garage", Board members agreed to identify the application as relating to an "accessory structure" and not as a "barn."

The board agreed to allow applicant a week to amend and submit a revised application with the changes recommended. If completed by June 10th, and approved by June 12th, the application will be:

1. *Classified as "Type 2 Action" under NYC RP Part 617.5 and as such, is precluded from environmental review under SEQRA.*
2. *Scheduled for a Public Hearing Tuesday, July 1st 2025 @ 7:35 pm and the secretary will provide timely notice thereof.*
3. *The Applicant was advised that all costs involved in notifying the Public shall be reimbursed to the Town of Union Vale.*
4. *The Applicant was advised that a visit to the premises may -or- may not be scheduled.*

REGULAR SESSION / OLD BUSINESS

None

OTHER BUSINESS

The Board discussed whether or not the town's code needed amendment relating to: 1) the material that is required to be submitted with a variance application; and 2) the time period for making such an application. The Board took no action but agreed to continue the discussion.

ADJOURNMENT

As there was no further business, a motion was made by the Chairperson Smith, seconded by Member Hughes and unanimously accepted by the Board, to adjourn the meeting at 9:49 PM.

The next regular/public meeting of the Zoning Board of Appeals is scheduled for **Tuesday July 1st 2025, at 7:30 PM**. The agenda will close on **June 10th 2025 at 12:00 Noon**. Items for consideration at the **July** meeting must be received by that date.