UNION VALE ZONING BOARD OF APPEALS
Minutes of the Regular Meeting
7:30 pm
July 7th 2026

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

Also Present: Town Engineer Thomas Harvey

CALL TO ORDER / DETERMINATION OF QUORUM

Chairperson Jane Smith determined that there was a quorum to conduct business and called the meeting of the Zoning Board of Appeals ('the Board") to order.

CORRESPONDENCE

Letter from resident's Dianne & Karl Schoeberl dated July 2, 2026 in regards to the Cavalluzzi application.

E-mail from resident Dawn Orlik dated June 30, 2026 in regards to the Perez application.

BUSINESS SESSION

The Board approved the June 2, 2026 meeting minutes.

PUBLIC HEARING

PROJECT NAME	PROJECT DETAILS
CAVALLUZZI- AREA VARIANCE- ACCESSORY STRUCTURE Owner/applicant: Michael & Rosa Cavalluzzi Builder: Tim Beyer Address: 202 Bloomer Road, Lagrangeville Parcel #: 6761-00-022200	Application for the construction of a 24' x 24' accessory structure (garage) to be located in the side yard area in the RA3 Zone. Variance requested: 1. 20.6' to place structure closer to the side property line. §210-17A(2). Meeting # 2

Chairperson Smith welcomed the Town's engineer, Tom Harvey, to provide his review of this area variance application. Mr. Harvey addressed the potential concerns of the neighbors Dianne & Karl Schoeberl, as set forth in their letter dated July 2, 2026, regarding the placement of the proposed accessory structure (garage). He asked the applicants to explain why the proposed garage cannot be placed further away from the side property line and to provide more details regarding the garage plans. Specifically, he focused on the plans for the second floor and sought confirmation on how tall the accessory structure will be; he recommended that the applicants update the plans to show more details on the roof run off and how it will be addressed-- whether via the use of a dry well and/or gutters as well as the size of any gutters.

Mr. & Mrs. Cavalluzzi explained that the 2-car garage would be 24' x 24'. It will have a second floor for storage only and no water or septic connections. In response to Mr. Harvey's request to explain why the garage cannot be placed further away from the side property line, the applicants provided photos to show how steep the driveway is and the distance of the proposed garage to the house and existing deck. The applicants asserted that they would not have easy access to the structure if it were moved to a location other than the one proposed. The Board reminded the applicants of the factors that the Board must consider when deciding whether to grant an area variance and urged them to focus on those factors when addressing the concerns of drainage protection and

privacy. The applicants agreed to consider two options for addressing potential runoff issues from the garage: 1) modifying the swale on the Schoeberl property and, 2) installing a dry well. The Board also asked the applicants to address concerns about the height of the proposed accessory structure and ways to minimize the visual impact.

After the discussion about alternative locations for the garage and the detailed documents that are required to complete the application by addressing the concerns raised at this meeting, the public hearing was held over for the next monthly meeting.

REGULAR SESSION / NEW BUSINESS
None

REGULAR SESSION / OLD BUSINESS
None

OTHER BUSINESS
After the Cavalluzzis left the meeting, The Board had a brief discussion and requested that the Land Use Secretary contact Mr. & Mrs. Cavalluzzi and remind them that if they moved the garage far enough away from the property line that an area variance would not be needed, their application could be withdrawn and the issues raised by Mr. Harvey and the Board would not have to be addressed.

The Board discussed the email from resident Dawn Orlik in regards to the Perez application and agreed that the CEO William Dempsey was the one to handle the situation if the trees are not maintained and the complaint regarding construction noise.

The Board discussed the requirement for a "current land survey prepared by a licensed surveyor" as set forth in the ZBA's "REQUIREMENTS FOR AN APPEAL TO UNION VALE ZONING BOARD OF APPEALS." Chairperson Smith noted that the Town Code section 210-79 (B) provides that an application for an area variance must be accompanied by "a *drawing* prepared by a licensed surveyor" (emphasis added), not a "survey". After discussing the distinction between a "survey" and a "drawing," the Board agreed to change the ZBA's stated requirements from "land survey" to "drawing" to conform to the Code.

ADJOURNMENT
With no further business, the meeting was adjourned at 9:09 PM.

The next regular/public meeting of the Zoning Board of Appeals is scheduled for **Tuesday August 4th 2026**, at **7:30 PM.** The agenda will close on **July 14th 2026 at 12:00 Noon.** Items for consideration at the **August** meeting must be received by that date.