

UNION VALE ZONING BOARD OF APPEALS

Minutes of the Regular Meeting

7:30 pm

June 2nd 2026

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

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

None

BUSINESS SESSION

The Board approved the February 3rd and May 5th meeting minutes.

PUBLIC HEARING

None

REGULAR SESSION / NEW BUSINESS

PROJECT NAME

CAVALLUZZI- AREA VARIANCE- ACCESSORY STRUCTURE

Owner/applicant: Michael & Rosa Cavalluzzi
Builder: Tim Beyer
Address: 202 Bloomer Road, Lagrangeville
Parcel #: 6761-00-022200

PROJECT DETAILS

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 # 1

Chairperson Smith welcomed the applicant and owners to give an overview of the application. Mr. & Mrs. Cavalluzzi stated that they would like to build a 24’ x 24’ accessory structure (a garage) at the end of the existing driveway but cannot do so without building in the required setback. In response to Chairperson Smith questioning whether the proposed structure could be placed in a different location, Mrs. Cavalluzzi explained that no other placement was possible due to the water runoff from the mountain, and the space required for access to the back of the house. Member Dunning recommended applicant to create a swale to deal with the runoff, but applicant believed a swale would cause flooding on the neighbor’s property.

The Board expressed concerns regarding not only the existing runoff from the mountain, but also from the proposed accessory structure (garage) to the neighbor’s property especially given how close the proposed garage would be to the property line. Mr. & Mrs. Cavalluzzi want to do everything that is needed to avoid problems with the neighbors.

After further discussion and consideration of the survey, the Board asked the applicants and their builder (Mr. Tim Beyer) to provide more information in a revised application, including: 1) topography 2) indication of location of the septic and the well on the provided plans 3) a showing as to how the roof will be pitched with measurements and the dimensions 4) photos to show how steep the driveway is and the distance of the proposed garage to the house and existing deck 5) a detailed plan regarding gutters and drains for the garage; 6) fuller responses to the questions included on the application that applicants had answered simply with the word “no” without further elaboration.

Board member Nilsen pointed out that the survey showed three existing accessory structures on the property and advised the applicant that, if the garage is constructed, one of the existing structures may need to be removed to ensure compliance§210-17(6).

The Board agreed to allow applicant two weeks to submit a revised application with the changes requested. If the revision is completed and approved by June 16th, a public hearing will be set for July 7, 2026. Chairperson Smith then moved

To conditionally accept the Application of Michael & Rosa Cavalluzzi for a 20.6' side yard area variance for proposed 24' x 24' accessory structure located at 202 Bloomer Rd, Lagrangeville NY 12540. Parcel #: 6761-00-022200"

1. *Classified the application as "Type 2 Action" under NYCRR Part 617.5 and as such, is precluded from environmental review under SEQRA.*
2. *Scheduled a Public Hearing on the Application for Tuesday, July 7th 2026 @ 7:35 pm and directed the secretary to provide timely notice thereof.*
3. *Advised the Applicant that all costs involved in notifying the Public shall be reimbursed to the Town of Union Vale.*
4. *Advised the Applicant that a visit to the premises may -or- may not be scheduled.*

REGULAR SESSION / OLD BUSINESS

None

OTHER BUSINESS

None

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 8:20 PM.

The next regular/public meeting of the Zoning Board of Appeals is scheduled for **Tuesday July 7th 2026, at 7:30 PM.** The agenda will close on **June 16th 2026 at 12:00 Noon.** Items for consideration at the **July** meeting must be received by that date.