

TOWN OF UNION VALE PLANNING BOARD

MINUTES OF THE REGULAR MEETING

August 9, 2018, 2018

BOARD MEMBERS PRESENT: Chairperson Kevin Durland, Board members Pasquale Cartalemi, Scott Kiniry, Alain Natchev and Kaye Saglibene.

Alternate Members and Members absent: Board members Michael Mostachetti and Karl Schoeberl; Alternate Board member Ralph Mondello

Others present: Alternate Board member Lawrence Mattiello

CALL TO ORDER / DETERMINATION OF QUORUM

Chairperson Kevin Durland called the meeting to order at 7:30 pm and determined a quorum was present to conduct business.

BUSINESS SESSION

• **Meeting Agenda.**

Chairperson Kevin Durland asked for a motion to accept the agenda as published, motion by Board member Alain Natchev, seconded by Board member Pasquale Cartalemi, accepted unanimous vote of the Board members present.

• **Minutes.**

Chairperson Kevin Durland asked for a motion to approve the minutes from the April 12, 2018 regular meeting minutes and April 23, 2018 public hearing meeting minutes and July 12, 2018 regular meeting minutes, motioned by Pasquale Cartalemi seconded by Board member Kaye Saglibene.

PUBLIC HEARINGS:

None.

REGULAR SESSION (OLD BUSINESS)

None.

REGULAR SESSION (NEW BUSINESS)

**ROBERT RITTER
49 N. Parlman Road
Lagrangeville, NY 12540
TMP# 6660-00-515845**

**Regular Meeting – 1
SPECIAL USE PERMIT
Accessory Apartment**

Application for Special Use Permit for remodeling and construction of an existing barn/barn to be converted into an accessory apartment, as per CEO determination letter dated 5/30/2018, in the RA3 district.

DRAFT

The clerk notified the Board that Mr. Ritter called earlier today and apologized that he would not be able to attend the meeting tonight.

The clerk notified the Board that the Zoning Board of Appeals accepted the application for a 363 square foot area variance on August 7, 2018 and set up public hearing for September 4, 2018.

Chairperson Kevin Durland asked the Board members if they had any questions regarding the submission.

Board member Pasquale Cartalemi stated one concern he has is that the submitted site plan does not depict parking spaces for 4 vehicles. It does depict that there is parking, but it is not labeled with dimensions and/or parking for any number of vehicles.

Board member Kaye Saglibene expressed concern that if the site plan is not “completely” labeled that we cannot accept the application as complete, Board member Alain Natchev concurred.

Board member Pasquale Cartalemi asked the clerk if this was asked of the applicant to do at the July 13, 2018 Planning Board meeting, label and resubmit. The clerk stated it was asked of another application before the Board, but not this application.

Chairperson Kevin Durland asked if we could call Mr. Ritter and if possible, could he come in and explain where the parking spots were and for how many vehicles.

After Chairperson Kevin Durland reached out to Mr. Ritter, he was able to come in, clarify and depict on the site plan submitted May 1, 2018, where the parking was for the proposed project, as well as for the principle dwelling. In total, Mr. Ritter depicted over six plus parking spaces, which Chairperson Kevin Durland stated according to the code, four spaces would be required, there is ample parking for this project.

With the Board members satisfied with this depiction by Mr. Ritter, Chairperson Kevin Durland offered the below draft resolution for the Boards consideration:

D R A F T
Resolution:
SEQRA Type 2 Action; and Set Special Use Permit Public Hearing for the
Robert Ritter, Special Use Permit, Accessory Apartment
TMP# 6660-00-515845

“The Town of Union Vale Planning Board hereby acts as follows in the matter of an Application by Robert Ritter, Owner, for Special Use Permit under Zoning Law Sections 210-56(B) for a 1-bedroom detached Apartment Accessory to a Principal Dwelling proposed to be created through conversion of an existing barn, more than ten years old, in addition to a single-family dwelling on 7.73 -acre TMP 6660-00-515845 at 49 North Parlman Road, Lagrangeville, NY 12540 within the RA-3 District, being the subject of an Application for Area Variance submitted to and accepted for processing by the ZBA on August 7, 2018, and as described or otherwise depicted within supporting information including a Short EAF Part 1 affirmed by Mr. Ritter, a prior Survey Map dated May 1, 2018, by Whalen Architecture, PLLC, and several unattributed drawings including sketch site plan, floor plans and elevations depicting both the location of the Principal Dwelling and the proposed Accessory Apartment and the layout / design of each:

1. Accepts the Application under Town Code Chapter 210, Zoning, as adequate for Planning Board, consultant and public review upon acknowledgment by the Applicant the Planning Board may not approve the Application unless the requested Area Variance are first granted by the ZBA.

DRAFT

- 2. Declares the Application be part of a Proposed Action within the classification of a ‘Type II Action’ for which further environmental quality review is precluded under SEQRA.
- 3. Schedules a Public Hearing on the Application for Thursday, September 13, 2018, at 7:35 p.m., and directs the Chairperson with assistance of the Secretary to provide or otherwise cause the noticing in the Town’s official newspaper and posting thereof, including on site and with for individual notice to certain adjoining and/or otherwise adjacent owners.
- 4. Delegates all Planning Board members to conduct a field visit to the site and report their observations concerning the Application at the time of Public Hearing particularly as concerns (a) the adequacy of existing parking area on the premises to accommodate the additional demand created by the Accessory Dwelling, (b) the proposed vehicular and pedestrian access to the Accessory Dwelling and (c) the location of the proposed construction in relation to any environmental features and the likely effect of the construction / use on those features.

A motion to adopt the above-stated Resolution was made by Board member Pasquale Cartalemi and seconded by Board member Alain Natchev.

The below roll call vote was taken by Chairperson Durland:

Chairperson Kevin Durland	Aye
Member Pasquale Cartalemi	Aye
Member Scott Kiniry	Aye
Member Michael Mostachetti	absent
Member Alain Natchev	Aye
Member Kaye Saglibene	Aye
Member Karl Schoeberl	absent
Alternate Member Lawrence Mattiello	n/a
Alternate Member Ralph Mondello	n/a

and the Chairperson declared the Resolution:
Adopted 5 Defeated 0

Resolution certified and filed:

Joan E. Miller
Planning Board Secretary / Clerk

August 9, 2018

ADJOURNMENT

Chairperson Kevin Durland made the motion to adjourn the meeting at 8:30 pm, seconded by Board member Kaye Saglibene, and unanimous vote of the Board members present.

NEXT MEETING / SUBMISSION DEADLINE

The next Regular Meeting of the Town Planning Board is scheduled to occur on Thursday, September 13, 2018. The Agenda for the meeting will close on Thursday, August 30, 2018 noon hour. Both new applications of any type and all continuing submissions regarding site plans, subdivisions, special permits or other agenda items to be considered at the meeting must be received in their entirety at the Planning Board Office in

DRAFT

required number, with all required application fees paid and required escrow deposits made, not later than the close of agenda.

Respectfully Submitted,

Joan E. Miller
Land Use Secretary