



Town of Union Vale Planning Board

Town of Union Vale Town Hall

249 Duncan Road

Lagrangeville, NY 12540

UNION VALE PLANNING BOARD

Minutes of the Regular Meeting 7:30 pm

February 10th 2022

Members Present: Chairman Pat Cartalemi, Members: Alain Natchev, Kaye Saglibene & Larry Mattiello

Members Absent: Scott Kiniry, Karl Schoeberl and Michael Mostachetti

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Pat Cartalemi determined that there was a quorum for the Planning Board ("The Board") to conduct business and called the meeting to order.

CORRESPONDENCE

None

BUSINESS SESSION

Board unanimously approved minutes from December 9th meeting.

PROJECT NAME

- **ECS Exercise**
Route 55- Parcel # 466275 Applicant:
Willingham Engineering

PROJECT DETAILS

- Applicant submitted a request letter dated January 3, 2022 for a 180-day extension of approved site plan which was granted March 12, 2020

Chairman Cartalemi asked the owner/ applicant Ed Stickter to give an update on the status of construction. Mr. Stickter said he is in the process of finalizing the architectural drawings for the building. He also stated the well has been drilled and he has been in communication with the DOT. He expects he will begin construction soon as spring nears.

Chairman Cartalemi asked the Board for any questions or comments, with none he made a motion, which passed unanimously, to approve 180-day extension for the application of ECS Exercise.

PROJECT NAME

- Sparrow's Nest of the Hudson Valley
Owner/ applicant: Krista Jones. East
Noxon Rd & Clapp Hill Road. Parcel #
500162

PROJECT DETAILS

- Sketch plat review for proposed new building on the corner of East Noxon Road & Clapp Hill Road in the TC District. Structure proposed to be 40' x 100' in the rear section for kitchen & 40' x 50' in the front section for offices & event space.

Chairman Cartalemi welcomed owner of Sparrows Nest of the Hudson Valley, Krista Jones & Engineer Steve Whalen to give an overview of the proposed project. Mrs. Jones explained that Sparrows Nest is an organization that cooks meals for cancer patients & their families. Their current operation is located in a leased space and they're looking to find a permanent home to operate the kitchen. Mrs. Jones explained they have a small staff, and don't have much traffic in and out of the structure, and only hold events 2-3 times a year.

Chairman Cartalemi thanked Mrs. Jones & the origination for the good work they do for the community. He went on to state that the Town Board is going to be introducing a Moratorium in the TC district. He explained that although this would not likely have any impact as to this particular project request, it will likely take several months to go through the Moratorium process which halts any approvals or discussion in that TC district. Chairman Cartalemi stated the Town Board is proposing this Moratorium to go through some code changes, but does not believe the use for this application is anything that will be removed from the code. There was a discussion about moving forward once the Moratorium is lifted and what would be needed to submit a full application, the applicant is eager to move the application across quickly.

PROJECT NAME

- **Bonavenia Enterprises LLC**
Major Subdivision & Special Use Permit
797-805 Clapp Hill Rd Parcel #437115
Owner: Laurie Bonavenia; Engineer:
Brian Stokosa.

PROJECT DETAILS

- The applicant is proposing a 12 Lot Subdivision from existing 45.83-acre lot. Subdivision will include 10 two-family dwellings, a deli at the intersection of East Noxon & Clapp Hill Rd & a preexisting non-conforming commercial use located at the southern boundary. Approvals needed:
 - Major Subdivision
 - Special Use Permit- Subdivision
 - Special Use Permit- Commercial store
 - Site Plan Review- Commercial Store

Engineer Brian Stokosa began by giving a review of all the different updates and changes that they have made to this application over the past several months. He expressed his frustration and disappointment that after all the work they have done on the application there is going to be a Moratorium which when approved will halt this project, and he felt as though they are so close to a public hearing and circulating to local agencies. He stated that the property was scheduled to have test holes this week, and the owner has spent a lot of time & money on all the changes to the application. Mr. Stokosa asked if there was any provision that could be done to be able to move the application forward. Chairman Cartalemi explained what the procedure would be moving forward expecting the moratorium will be approved soon. The applicant commented that it was upsetting news and that the additional time it will now take to get any approval is extremely frustrating.

OTHER BUSINESS

None

ADJOURNMENT

As there was no further business, a motion was made by the Chairperson Cartalemi and unanimously accepted by the Board, to adjourn the meeting at 8:05 PM.

The next regular/public meeting of the Planning Board is scheduled for **Monday March 10th 2022**

The agenda will close on **February 17th, at 12:00 Noon**. Items for consideration at the **March** meeting must be received by that date.