



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
August 10th 2023

Members Present: Members: Kaye Saglibene, Anita Fina Kiewra, Scott Kiniry, Michael Mostachetti, Alain Natchev, Kaye Saglibene & Larry Knapp

Members Absent: Chairman Pat Cartalemi

Others Present: Attorney James Nelson

CALL TO ORDER / DETERMINATION OF QUORUM

Member Natchev asked for a motion which was unanimously approved by the board to act as temporary chairperson to the Board for the August 10th 2023 meeting as Chairperson Cartalemi is absent due to an illness. Member Alain Natchev determined that there was a quorum for the Planning Board ("The Board") to conduct business and called the meeting to order.

BUSINESS SESSION

The Board approved June 8th & July 13th 2023 meeting minutes.

CORRESPONDENCE

Letter dated 8/8/2023 from Thomas Harvey, Rennia Engineering, site plan amendment for ECS Exercise.

PUBLIC HEARING

PROJECT NAME

- **Vitale/DeConne/Bueti Deer Pond lot line alteration**
Owner/Applicant: Rocco Bueti, Joan DeConne, John Vitale
Engineer: Brian Stokosa
Location: Deer Pond Road, Verbank NY 12585
Parcel: 6763-00-553061(lot 2), 555043(lot 3) & 529001(lot 4)

PROJECT DETAILS

- Application for the consolidation of three lots located in the RD10 zone. Originally noted lots 2, 3, 4 will be consolidated into one lot (Lot A) for a total of 12.747 acres

Meeting # 2

Mr. Stokosa, engineer on the application presented the changes made on the plan. He indicated that they will be consolidating lots 2, 3 & 4 into one lot (lot a) for a total of 12.747 acres which will now meet code zoning requirements. Mr. Stokosa also indicated all setbacks will be met, and that there will be proper town easements for snow removal.

Mr. Stokosa commented that the neighbors behind lot #1 intend on purchasing that lot to absorb into their existing property, however this was left out of this application as that will be presented at a later date in a different application. Attorney Jim Nelson commented that lots 2, 3 & 4 were substandard and this is a good solution for the applicants who are selling the lots.

Member Natchev asked Mr. Stokosa if a written letter could be submitted from the purchaser of lot 1 stating their understanding that lot 1 is not a buildable lot and that they are aware of the Town's right of way requirements.

Mr. Ted Civetta, the owner of the property behind lot one was present at the public hearing and stated that his intention was to purchase lot 1 (parcel # 6763-00-551084) to gain access from Deer Pond Rd to his existing property and that he understood the stipulations that the lot is unbuildable as it is.

Mr. Michael O'Dowd, neighbor located at 60 Deer Pond road, also commented at the public hearing, he requested clarification of the lot numbers that are being consolidated, and that lot one, parcel # 551084 was not included in the application at this time.

Member Natchev asked if anyone from the public had comments, with none, Member Natchev offered the following resolution which passed unanimously by the board, titled:

Approval Resolution, Town Code Chapter §192
Application of Deconne and Bueti, Jr. – OWNERS
Lot Line Alteration and Consolidation

REGULAR SESSION / OLD BUSINESS

PROJECT NAME

- **ECS Exercise Sketch Plat review**
Owner/Applicant: Ed Stickter
Engineer: Willingham Engineering
Location: Route 55, Lagrangeville NY 12540
Parcel: # 466275

PROJECT DETAILS

- Applicant submitted a sketch plat review for modified plans to approved plan dated 3/20/2023

Meeting # 9

Mr. Towne, Willingham Engineering commented that the DOT has approved the required modification plan. He presented a copy of the permit from DOT for the board’s records. Member Natchev indicated that the application may be referred to the Towns CAC board for comments.

There was a discussion regarding the landscaping plan in the area where there was disturbance in the do not disturb area of the plan. The Board suggested that the applicant submit a plan showing additional plantings in that area, in addition to the three red maples that are indicated on the plan. The board commented that it would be beneficial to the erosion of that area to replant species that are faster growing or have more ground coverage. The applicant Mr. Towne, and owner Mr. Stickter agreed to produce further detail on how they plan to plant additional species in that area before the maps will be signed by the Planning Board.

With no further discussion Member Natchev offered the following resolution with the condition of planting further species in the area that was disturbed. The resolution was unanimously approved by the board, titled:

Approval Resolution
Modification of site plan approval
Town of Union Vale Planning Board
ECS Real Estate Holdings, LLC

PROJECT NAME

- **Bonavenia Enterprises Sketch Plat Review**
Owner/ applicant: Bonavenia Enterprises/ Laurie Bonavenia
Engineer: Day Stokosa Engineering
Location: E. Noxon Rd & Clapp Hill Rd
Parcel: 6660-00-437115

PROJECT DETAILS

- Application for sketch plat review of a conservation subdivision located in the TC district.

Meeting # 7

Mr. Brian Stokosa, of Day Stokosa Engineering presented the sketch plat. He indicated that the plan shows 48 townhomes in a grid style, along with three additional single-family lots #2, 3 & 4 along Clapp Hill Road, with the pre-existing commercial space to the south. Mr. Stokosa stated the style townhomes would have garages to the rear as Town Center Code design standards requires. He explained the layout of road systems, which was designed to have minimal impervious surface of roadways.

Mr. Stokosa stated that the townhome complex would not be visible from East Noxon Road, that there is adequate screening of trees along the roadway & is set back in to the property quite far. Member Natchev went open the open space requirements which have been met as per the plan, and stated the applicant is not seeking a density bonus for this application.

There was a discussion regarding any additional parking for guests. Mr. Stokosa indicated each unit has a total of 3 parking spaces allowed off street, they will be 2-bedroom units, and that additional parking had not been designed at this time.

Mr. Stokosa & owner Mr. Bonavenia expressed that they wish to get assurance that this is the design that the Town wants in the newly designed TC Zone. Mr. Bonavenia explained that they have spent many months designing a plat that would fit in to the Town Center Zone, and want to be sure that the plan fits within the Town Design Standards before submitting a full application. There was a discussion regarding getting an input from the Town Planner Ms. Nan Stolzenburg. The Board indicated they would like to get a full report from the Town Planner on this design before advising the applicant to submit a full application. The matter was adjourned.

REGULAR SESSION / NEW BUSINESS

PROJECT NAME

- **Orlando Ground Mounted Solar Special Use Permit**

Owner: Caitlin Orlando

Applicant: Plug PV- Chelsea Breen

Location: 17 Breezy Hill Dr, Wingdale NY
12594

Parcel: 6960-00-113040

PROJECT DETAILS

- Application for the installation of a 20.8 kw ground mounted solar array in the RA-3 zone

Meeting # 1

No representative from the application was present at the meeting. The item was held over until the September meeting.

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 8:52 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday September 14th 2023** the agenda will close on **August 31st 2023 at 12:00 Noon**. Items for consideration at the **September** meeting must be received by that date.