

TOWN OF UNION VALE PLANNING BOARD

MINUTES OF THE REGULAR MEETING

November 8, 2018

BOARD MEMBERS PRESENT: Chairperson Kevin Durland, Board members, Scott Kiniry, Michael Mostachetti, Alain Natchev and Karl Schoeberl

Alternate Members and Members absent: Alternate Board member Ralph Mondello and Lawrence Mattiello. Board members Pasquale Cartalemi and Kaye Saglibene

Others present: none

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 Scott Kiniry, seconded by Board member Michael Mostachetti, accepted unanimous vote of the Board members present.

• **Minutes.**

Chairperson Kevin Durland asked for a motion to approve the regular meeting minutes from the September 13, 2018 motioned by Board member Scott Kiniry, seconded by Board member Michael Mostachetti and unanimous vote of the Board members present.

Board member Alain Natchev mentioned a correction to the October 11, 2018, minutes, page 2, second to last paragraph change “area variance application to minor subdivision application”, motion by Board member Michael Mostachetti and seconded by Board member Alain Natchev and unanimous vote of the Board members present.

PUBLIC HEARINGS:

**Rebecca and John Valerio
PO Box 1677
Pleasant Valley, NY 12569
Parcel Site: 106 N. Smith Road, Lagrangeville, NY 12540
TMP# 6662-00-474281**

**Regular Meeting – 3
PUBLIC HEARING
Lot Line Adjustment**

Chairperson Kevin Durland asked for a motion to open the public hearing, motion by Board member Karl Schoeberl, seconded by Board member Scott Kiniry.

Chairperson Kevin Durland welcomed Joseph Berger, from Berger Engineering and asked him to briefly explain the project.

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Mr. Joseph Berger, PE, displayed a map of the proposed minor subdivision and did a brief presentation for the public and the Board. Mr. Berger explained that this applicant was granted an area variance on July 3, 2018 for the flag lot road frontage, and has submitted the easement and maintenance agreement for this common driveway to the Town attorney for review and comment. Mr. Berger made it clear that his applicant does not have any intentions of further subdividing the property, and it will be noted in the deed, and on the final subdivision plat, that will be signed.

Chairperson Kevin Durland asked the public if there were any comments or questions. An adjoining neighbor from 91 North Smith Road asked how far back is the proposed new house going to be from their property line, after measuring to scale on the drawing, it was determined by Chairperson Kevin Durland that the house will be approximately 400 feet from the rear of the 91 North Smith Road's rear property line. Mr. Joseph Berger stated to the neighbors that were questioning, where the proposed new house is going to be, stated that they probably will not be able to see it, due to the topography of the upward slope, ridge, and the heavy tree line that borders to their property.

With no further questions or concerns from the public or Board, Chairperson Kevin Durland asked for a motion to close the public hearing, motion by Board member Alain Natchev, seconded by Board member Michael Mostachetti.

REGULAR SESSION (OLD BUSINESS – Decision on public hearing)

Rebecca and John Valerio
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Pleasant Valley, NY 12569
Parcel Site: 106 N. Smith Road, Lagrangeville, NY 12540
TMP# 6662-00-474281

Regular Meeting – 3
PUBLIC HEARING
Lot Line Adjustment

Application for Lot Line Adjustment for (TMP 6662-00-474281) parcel consisting of 18.43 acres into two lots; Lot 1 being 5.01 acres, and Lot 2 being 13.42 acres, in the RA-3 district.

Chairperson Kevin Durland read and offered the below draft resolution for the Boards consideration:

APPROVAL RESOLUTION MINOR SUBDIVISION PLAT
Town Code 192-7

Date: November 8, 2018

Resolution #: 11-01

"I move that the Planning Board grant preliminary subdivision approval to the minor subdivision application entitled **Valerio Subdivision**, in the form of the following resolution dated **November 8, 2018**, subject to the following conditions:" *(list and read conditions below)*

WHEREAS, a formal application for the approval of a (minor) subdivision plat entitled **Valerio Subdivision** has been submitted to the Planning Board by **Berger Engineering, on September 10, 2018**, and

WHEREAS, the Planning Board, on October 11, 2018, adopted a resolution issuing a negative declaration (Determination of Non-Significance), pursuant to the State Environmental Quality Review Act ("SEQRA"), on its consideration of the application, and

WHEREAS, a public hearing was held and closed on the said subdivision application at the Town Hall in Union Vale, NY on **November 8, 2018**, and

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WHEREAS, the requirements of Section 192-07 of the Subdivision Regulations and of Chapter 210 of the Zoning Code of the Town of Union Vale have been met by the applicant and as depicted on the subdivision plat prepared by **Berger Engineering, dated September 10, 2018, latest revision, dated October 12, 2018,**

NOW, THEREFORE BE IT RESOLVED, that the Planning Board issues its Approval of said subdivision and authorizes the Chair to stamp and sign the Subdivision Plat for the Valerio minor subdivision and the Clerk to distribute copies thereof upon compliance by the applicant with such conditions as noted below within one hundred eighty (180) calendar days of the Planning Board’s adoption of this resolution:

1. Stamping of the Subdivision Plat as either a “non-jurisdictional subdivision” or “for filing purposes only” by the Dutchess County Health Department.
2. Submission of Subdivision Plat drawings in the number and form specified within Town Code Chapter 192, including thereon all required stamps, seals and certifications.
3. Submission of the draft Driveway Easement and Maintenance Agreement for review and approval by the Town Attorney prior to recording of same in the Office of the Dutchess County Clerk, with proof of recording to be provided to the Planning Board.
4. Payment of any outstanding fees and/or reimbursable amounts either presently due or as may be due to the Town of Union Vale, or which otherwise will be incurred related to review for compliance of the above conditions with respect to the submission, review and processing of this Application under Town Code Chapter 192, Subdivision of Land, and SEQRA.

Moved By: Board member Alain Natchev

Seconded By: Board member Scott Kiniry

Board member vote:

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

and the Chairperson declared the Resolution:

Adopted 5 Denied 0

Resolution certified and filed:

Joan E. Miller
Planning Board Secretary / Clerk

November 8, 2018

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REGULAR SESSION (NEW BUSINESS)

None.

ADJOURNMENT:

Chairperson Kevin Durland made a motion to close the meeting at 8:00 pm, seconded by Board member Karl Schoeberl 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, December 13, 2018. The Agenda for the meeting will close on Thursday, November 29, 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 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
Planning Board Secretary / Clerk