

DRAFT

TOWN OF UNION VALE PLANNING BOARD

MINUTES OF THE REGULAR MEETING

July 12, 2018

BOARD MEMBERS PRESENT: Board members Pasquale Cartalemi, Scott Kiniry, Alain Natchev, Kaye Saglibene, Michael Mostachetti, and Karl Schoeberl

Alternate Members and
Members absent:

Chairperson Kevin Durland, Alternate Board members Lawrence
Mattiello and Ralph Mondello

Others present: none

CALL TO ORDER / DETERMINATION OF QUORUM

Before the meeting, Chairperson Kevin Durland appointed Board member Pasquale Cartalemi as acting chairperson to run the meeting in Chairperson Durland's absence.

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

BUSINESS SESSION

• **Meeting Agenda.**

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

• **Minutes.**

Acting Chairperson Pasquale Cartalemi stated the minutes from the April 12, 2018 regular meeting minutes and April 23, 2018 public hearing meeting minutes will be moved to the approve until the August 9, 2018 meeting, seconded by Board member Kaye Saglibene.

PUBLIC HEARINGS:

None.

REGULAR SESSION (OLD BUSINESS)

**STEVEN ZOELLER
44 Jennifer Hill Road
Lagrangeville, NY 12540
TMP # 6660-00-195284**

**Regular Meeting – 2
SPECIAL USE PERMIT
Accessory Apartment**

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Application for Special Use Permit for second floor accessory apartment under Sec. 210-56 (B) : B., as per CEO determination letter dated 2/28/2018.

Acting Chairperson Pasquale Cartalemi advised the Board that the applicant was not able to attend the meeting due to travel and was out of the Country.

Acting Chairperson Pasquale Cartalemi stated that after reviewing the information that was submitted from the applicant there are still some concerns regarding the completeness of the application.

Some concerns that were noted, were that the two floor plans that were submitted, the dimensions were not labeled and some of the dimensions that were labeled did not match and/or add up to the total square footage.

There were some questions regarding the parking, is it a two or four car garage, it was not clear on the plans and it was labeled differently on the two separate plans submitted.

After discussion, the Board would like to see plans stamped and submitted by an architect and/or engineer for this proposed project and is requesting that a signed/sworn/notarized affidavit be submitted stating that the applicant/owner of the property solely resides at 44 Jennifer Hill Road, Lagrangeville, NY, not the Pawling residence that has been identified and owned by the applicant.

After discussing with the other board members that were present, Acting Chairperson Pasquale Cartalemi directed the clerk for the Board to reach out to the applicant, requesting additional information be submitted by July 26, 2018 to the Planning Board, for the August 9, 2018 meeting for further review, and if the applicant cannot be present for the meeting, that he designate someone to represent him, such as an Engineer and/or Planner.

Acting Chairperson Pasquale Cartalemi asked for a motion to table this application until the August 9, 2018 meeting, motion by Alain Natchev, seconded by Michael Mostachetti.

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.

Acting Chairperson Pasquale Cartalemi welcomed Mr. Ritter and asked the Board members to introduce themselves.

Mr. Ritter explained that currently detached from his house, a large barn/garage on his property that has been there over ten years that he would like to convert into a detached accessory dwelling/apartment for his aging mother. Mr. Ritter explained that his mother is very stubborn and

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insists on living independently from them, therefore that is the reason for the conversion of the garage/barn and not having an accessory apartment within their principal dwelling.

Mr. Ritter stated that he has lived in Union Vale for many years and would like to continue to live here, but the expense of the school taxes have become burdensome in the past few years, he explained that his mother is older and lives alone in a big house in East Fishkill, so they decided that they will sell her house and move her in to the detached accessory apartment on their property in Union Vale and that would help offset the expense for her and them.

Mr. Ritter explained that his mother does not drive anymore, so there would not be any additional traffic.

Mr. Ritter explained that he met with George Kolb the Zoning Administrator and he stated that it is a permitted use in the Zoning District that I live in, but would require a special use permit from the Planning board.

Acting Chairperson Pasquale Cartalemi discussed with the board members present, and expressed that they thought it was a good project, but after reviewing the submitted plans that depict an approximate addition of over 450 square feet that is being added to the existing square footage of the barn/garage, it is over the allowable 100 square foot expansion of the existing structure by Town Code section 210-56(2), therefore a referral from the Planning board to the Zoning Board is going to be made.

Acting Chairperson Pasquale Cartalemi explained to Mr. Ritter that he needs to call or meet with George Kolb, regarding a zoning determination from Mr. Kolb regarding the square footage of the variance, that will be submitted with his application to the Zoning Board of Appeals and if he has any questions or concerns to contact the clerk for the Boards.

ADJOURNMENT

Acting Chairperson Pasquale Cartalemi asked for a motion to adjourn the meeting at 8:00 pm, motioned by Scott Kiniry, 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, August 9, 2018. The Agenda for the meeting will close on Thursday, July 26, 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
Land Use Secretary