



**Town of Union Vale Planning Board**

*Town of Union Vale Town Hall  
249 Duncan Road  
Lagrangeville, NY 12540*

**Regular Meeting Agenda  
June 13<sup>th</sup> 2024 7:30 P.M.**

Planning Board Members:

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

**I. CALL TO ORDER / DETERMINATION OF QUORUM**

**II. BUSINESS SESSION**

- Review the agenda
- Approval of April & May meeting minutes

**III. CORRESPONDENCE**

**IV. PUBLIC HEARING**

None

**V. REGULAR SESSION / NEW BUSINESS**

**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: 6660-00-621304

**PROJECT DETAILS**

Extension request for approved application for the consolidation of three lots located in the RD10 zone. Originally noted lots 2, 3, 4 will be condolidated into one lot (Lot A) for a total of 12.747 acres

Meeting # 3

**VI. REGULAR SESSION / OLD BUSINESS**

**PROJECT NAME**

**Somsag Accessory Apartment SUP**  
Owner/ Applicant: Mike & Tara Somsag  
Engineer: Edward Mauro  
Address: 57 South Parliman Rd Lagrangeville NY 12540  
Parcel #: 6660-00-515375

**PROJECT DETAILS**

Special use permit application for the conversion of detached 2-story structure to 1-bedroom accessory apartment located in the RA-3 Zone.

Meeting # 2

**PROJECT NAME**

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

**PROJECT DETAILS**

Review of a conservation subdivision of a 45.83-acre lot located in the TC district.  
48 townhomes in a grid style, 3 additional single-family homes along Clapp Hill Road, with the pre-existing commercial space to the south. Approvals needed:

- Major Subdivision
- Special Use Permit- Subdivision
- Site Plan Review

Meeting # 5

**VII. OTHER BUSINESS**

None

**VIII. ADJOURNMENT**

- **NEXT DEADLINE: June 20<sup>th</sup> 2024** (by Noon)
- **NEXT MEETING: July 11<sup>th</sup> 2024**



**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**  
**June 13<sup>th</sup> 2024**

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

**CALL TO ORDER / DETERMINATION OF QUORUM**

Chairperson 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 meeting minutes from April 2024 with one correction & May 2024.

**CORRESPONDENCE**

None

**PUBLIC HEARING**

None

**REGULAR SESSION / NEW BUSINESS**

**PROJECT NAME**

**PROJECT DETAILS**

**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: 6660-00-621304

Extension request for approved 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 # 3

Mr. Brian Stokosa, engineer for the application explained that a request for extension on previously approved resolution which had a condition regarding encroachments, therefore a new title needed to be issued which includes the encroachments. With no comments or questions from the board, Chairperson Natchev offered the following resolution, which was unanimously approved by the board titled:

***Lot Line Extension, Code Chapter §192 Application of Deconne and Bueti, Jr. – OWNERS Lot Line Alteration and Consolidation***

### PROJECT NAME

#### **Somsag Accessory Apartment SUP**

Owner/ Applicant: Mike & Tara Somsag

Engineer: Edward Mauro

Address: 57 South Parliman Rd Lagrangeville NY  
12540

Parcel #: 6660-00-515375

### PROJECT DETAILS

Special use permit application for the conversion of detached 2-story structure to 1,237 sqft 1-bedroom accessory apartment located in the RA-3 Zone.

Meeting # 2

Mr. Edward Mauro, engineer on the application began by detailing the application. He stated that they have gone before the Zoning Board of Appeals for the three variances that are needed, and they are currently reviewing some changes they requested on the application. Mr. Mauro informed the board of some minor changes to square footage on the application, which have changed to a 1,237 sqft apartment with proposed 469 sqft footprint. Mr. Mauro stated they have a public hearing for the Zoning Board of Appeals scheduled for July 2<sup>nd</sup> to approve or deny the requested variances.

Chairman Natchev asked for questions from the board, with none, the Chairman made a motion, which was passed unanimously by the Board, to **accept the Application as an Unlisted action under SEQR for a Special Use permit of Mike & Tara Somsag located at 57 South Parliman Rd Lagrangeville NY 12540 Parcel #: 6660-00-515375 and scheduled a Public Hearing on the Application for *Thursday July 11<sup>th</sup> at 7:35 pm* and directed the secretary to provide timely notice thereof.**

### PROJECT NAME

#### **Bonavenia Enterprises**

Owner/ applicant: Bonavenia Enterprises/ Laurie  
Bonavenia

Engineer: Day Stokosa Engineering

Location: E. Noxon Rd & Clapp Hill Rd

Parcel: 6660-00-437115

### PROJECT DETAILS

Review of a conservation subdivision of a 45.83-acre lot located in the TC district.

48 townhomes in a grid style, 3 additional single-family homes along Clapp Hill Road, with the pre-existing commercial space to the south. Approvals needed:

- Major Subdivision
- Special Use Permit- Subdivision
- Site Plan Review

Meeting # 5

Mr. Stokosa began by explaining some of the adjustments they have made based on the comments received by Dutchess County. There was a discussion regarding the sidewalks along the main street area. Mr. Stokosa stated the County often desires sidewalks to be placed along the main street areas, even though the surrounding areas are still undeveloped, the solution is to create an easement area that would be dedicated to future sidewalks if a neighboring property becomes developed. He continued that the plan currently does have many sidewalks within the complex area.

There was a discussion about the community waste water system, Chairperson Natchev expressed concerns about the Town having to take responsibility over the system if there is a failure. Mr. Stokosa stated that the system being installed is not a sewer treatment plant like in other local developments, this system is essentially a bigger residential septic system where the ground water is not an issue, there is not high clay content, this parcel is a former gravel mine, and there is adequate surface area for a reserve are. Stokosa stated the water supply would be treated similarly to other public water supplies in their area, and that there are good producing wells, which will be monitored by the health department, which will also not require large water towers. The board requested the applicant submit a document of how the HOA will be structured.

There was a discussion about fire prevention, Mr. Stokosa stated there are firewalls between the buildings to help stop the spread of fire, there are currently no sprinkler systems being installed as it is not required, however installing a dry hydrant on the Beekman side of the existing parcel may be a good solution to help with potential fires.

The board went over the stormwater plans, which the applicant intends to meet all the requirements for SWPPP.

The Board asked if the applicant can send in some photos from the neighbor side on the Alexy Way area showing into the proposed location of the complex, and submit proposed gradings in that area to see if there is adequate screening.

Chairperson Natchev clarified that the commercial gravel bank shop and equipment is stored on the E. Noxon side of the parcel, which extends into the Town of Beekman.

The board advised Mr. Stokosa to amend the plan to show the details they discussed for the next month's meeting. The matter was adjourned.

**REGULAR SESSION / OLD BUSINESS**

None

**OTHER BUSINESS**

None

**ADJOURNMENT**

As there was no further business, a motion was made by the Chairperson Natchev and unanimously accepted by the Board, to adjourn the meeting at 8:35 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday July 11<sup>th</sup> 2024** the agenda will close on **June 19<sup>th</sup> 2024 at 12:00 Noon**. Items for consideration at the **July** meeting must be received by that date.

**Lot Line Extension, Code Chapter §192  
Application of Deconne and Bueti, Jr. – OWNERS  
Lot Line Alteration and Consolidation**

**WHEREAS**, the Town of Union Vale Planning Board on August 10, 2023, acting pursuant to Union Vale Town Code Chapter 192, Sections 192-3(B)(1) and (2) (Definitions), granted conditional approval to the above Application for a Lot Consolidation and Lot Line Alteration as to Tax Map Parcels 6863-00-553061, 555043 and 592001, being within the R-10 Zoning District, said lands being depicted on Dutchess County Filed Map #5396A as lots 2, 3 and 4, and more recently shown on a plat prepared by Day Stokosa Engineering, P.C., last dated June 28, 2023, said Application being a Type II action pursuant to 6 N.Y.C.R.R. 617.5(c)(16), and

**WHEREAS**, the fulfillment of the conditions of approval, particularly as they relate to the title to and corrective dedication of highway lands to the Town, has taken more time than anticipated,

**NOW, THEREFORE**, be it resolved that pursuant to Code §192-7(d)(5) the Town of Union Vale Planning Board hereby extends the time for the Applicant to fulfill the conditions of its August 10, 2023 Resolution for 180-days, retroactive to the February 6, 2024 expiration of the initial condition period.

**NOW**, a motion having been made by Member Kiniry and seconded by Member Mostachetti to adopt the above resolution, and

The below roll call vote having been taken by the Chairman:

	<b>AYE</b>	<b>NAY</b>
Member Scott Kiniry	✓ _____	_____
Member Kaye Saglibene	✓ _____	_____
Member Michael Mostachetti	✓ _____	_____
Member Anita Fina Kiewra	✓ _____	_____
Member Larry Knapp	✓ _____	_____
Member Joshua Redinger	✓ _____	_____
Chairperson Alain Natchev	✓ _____	_____

Whereupon the Acting Chairman declared the Resolution:

Adopted           7     
 Defeated         0   

Resolution certified and filed:

  
 \_\_\_\_\_  
 Emily Cole, Land Use Secretary

6/13/2024  
 Dated