



Town of Union Vale Planning Board

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

**Regular Meeting Agenda
November 9th 2023 7:30 P.M.**

Planning Board Members:

Chairman: Pat Cartalemi, Members: Scott Kiniry, Alain Natchev,
Katherine Saglibene, Michael Mostachetti, Anita Fina Kiewra & Larry Knapp

I. CALL TO ORDER / DETERMINATION OF QUORUM

II. BUSINESS SESSION

- Review the agenda
- Approve meeting minutes

III. CORRESPONDENCE

None

IV. PUBLIC HEARING

PROJECT NAME

Orlando Ground Mounted Solar Special Use Permit

Owner: Caitlin Orlando
Applicant: Plug PV- Chelsea Breen
Location: 17 Breezy Hill Dr, Wingdale NY
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 # 2

PROJECT NAME

Kaplan/Rouse Lot Consolidation

Owner/ Applicant: Robert Rouse & Ellyn Kaplan
Attorney: Shawn Borrelli Pratt Esq.
Location: 180 Brush Hill & Camby Road
Parcel(s): 6862-00-469757, 6862-00-455830, 6862-00-511796, 6862-00-549788

PROJECT DETAILS

Application of the consolidation of four lots into one 40.743-acre lot on the corner of Brush Hill Rd & Camby Rd in RA-3 Zone

Meeting # 1

V. REGULAR SESSION / OLD BUSINESS

None

VI. REGULAR SESSION / NEW BUSINESS

PROJECT NAME

Faillace Ground Mounted Solar Special Use Permit

Owner: David Faillace
Applicant: Plug PV- Chelsea Breen
Location: 5 McCourt Road, Lagrangeville NY
Parcel: 6861-00-890662

PROJECT DETAILS

Application for the installation of 555 sqft ground mounted solar array in the RD-10 zone.

Approvals needed:

- Special Use Permit
- Certificate of visual compatibility

Meeting # 1

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 # 1

PROJECT NAME

Ferris Subdivision Chestnut Ridge Road

Owner/ applicant: Robert Ferris
Engineer: Day Stokosa Engineering
Location: Chestnut Ridge Road
Parcel: 6862-00-850200 & 6862-00-829083

PROJECT DETAILS

Application to subdivide 2 existing undeveloped lots in the RD10 Zone into 4 residential lots. Approvals needed:

- Minor Subdivision
- Special Use Permit- Subdivision

Meeting # 1

VII. OTHER BUSINESS

None

VIII. ADJOURNMENT

- **NEXT DEADLINE: November 30th 2023** (by Noon)
- **NEXT MEETING: December 14th 2023**