

Town of Union Vale Planning Board
Regular Meeting Agenda
June 21, 2017
7:30 PM

CALL TO ORDER

- Determination of Quorum; Designation, if any, of participating Alternate Members

BUSINESS SESSION

- Review of Meeting Agenda
- Acceptance of Planning Consultant's Meeting Notes
- Review and Acceptance of Regular Meeting Minutes of April 19, 2017, if available

PUBLIC HEARINGS:

Hitsman Garage Kiniry Special Use Permit Review; 3389 Route 82, Verbank, NY 12585; Parcel Grid # 6663-20-850049; Owner: Scott Kiniry; - This proposal involves a Special Use Permit and SEQR Review to use the existing 4,000± gross square foot (SF) building and to construct a 984 SF canopy. The site is located in the NC (Neighborhood Commercial) zoning district on a 0.76-acre-site; and the proposed action is a Type 2 Action under SEQR.

1. Applicant Presentation of Special Use Permit and Site Plan applications and plans.
2. Planning Board Discussion of Special Use Permit and Site Plan, including a variance for the canopy.
3. Planning Board discussion of comments from the Dutchess County Planning Department (May 8, 2017).
4. Planning Board may consider the following actions:
 - a. Planning Board holds the concurrent public hearings on Special Use Permit and Site Plan review;
 - b. Planning Board closes concurrent public hearings; and
 - c. Planning Board considers conditional approvals.

Clove Valley Rod & Gun Mine Reclamation Plan Special Use Permit Review; 9 Clubhouse Lane, LaGrangeville, NY 12540; Parcel Grid # 6761-00-873563; Owner: Clove Valley Rod & Gun Club; - This proposal involves a Special Use Permit, Site Plan and SEQR Review to continue mining and reclamation activities in a 2.15-acre portion of a 10.29-acre NYSDEC permitted mine area. The site is located in the RD10 (Rural Development 10) zoning district on a 693.20-acre-site; and the proposed action is an Unlisted Action under SEQR.

1. Applicant Presentation of Special Permit.
2. Planning Board discussion of Special Permit; and any comments from Dutchess County Planning Department.
3. Planning Board holds a public hearing on the Special Use Permit.
4. Planning Board makes a SEQR determination of Non-Significance (Negative Declaration).
5. Planning Board closes the public hearing on the Special Use Permit.
6. Planning Board considers approval of the Special Use Permit.

REGULAR SESSION (OLD BUSINESS) -

Habiague Subdivision – To be determined depending on available information. *The Planning Board may wish to move this item to be a later item on the agenda.*

REGULAR SESSION (NEW BUSINESS)

Sky Acres Airport Mapping/Evaluation of Obstructions; 30-32 Airway Drive, LaGrangeville, NY 12540; Parcel Grid # 6662-00-286245; Owner: Sky Acres Enterprises Inc; - This proposal involves a study to map and evaluate of obstructions in runway approaches and SEQR Review to continue the existing airport use on the site. The site is located in the A (Airport) zoning district on a 63+-acre site; and the proposed action is a Type 2 Action under SEQR.

1. Applicant Presentation of proposed study; and any related activities.
2. Planning Board discussion of proposed study.
3. Planning Board Determination of SEQRA Type 2 action.

Dawn Sunn Corp Gas Station Special Use Permit and Site Plan Review; 3122 Route 82, Verbank, NY 12585; Parcel Grid # 6662-00-310831; Owner: Dawn Sunn Corp (Walid Ghannan); - This proposal involves a Special Use Permit and Site Plan and SEQR Review to continue the existing uses on the site: deli, pizzeria and apartment in 2 buildings, including an existing 4,290 gross square foot (SF) building; and to add gasoline pumps and construct a 700 SF canopy. The site is located in the NC (Neighborhood Commercial) zoning district on a 1.0-acre-site; and the proposed action is a Type 2 Action under SEQR.

1. Applicant Presentation of Special Use Permit and Site Plan applications.
2. Consulting Planner and Engineer reports on reviews of the applications.
3. Planning Board discusses Special Use Permit and Site Plan applications, including existing conditions and area variance.
4. Planning Board Determination of SEQRA Type 2 action.
5. Planning Board directs Applicant to address consultant comments, including zoning standards and requirements, to provide a complete application and plans.

ADJOURNMENT

NEXT MEETING / SUBMISSION DEADLINE

The next Regular Meeting of the Town Planning Board is scheduled to occur on Wednesday, July 19, 2017. The Agenda for the meeting will close on Wednesday, June 28, 2017 at 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.