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TOWN OF UNION VALE PLANNING BOARD

MINUTES OF THE REGULAR MEETING

February 14, 2019

7:30 pm

BOARD MEMBERS PRESENT: Chairperson Kevin Durland, Board members, Pasquale Cartalemi, Kaye Saglibene and Alain Natchev

Alternate Members and Members absent: Board members Scott Kiniry, Michael Mostachetti and Karl Schoeberl

Others present: Alternate Board member Lawrence Mattiello

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 Pat Cartalemi, seconded by Board member Kaye Saglibene, accepted unanimous vote of the Board members present.

• **Minutes.**

Chairperson Kevin Durland asked for a motion to approve the regular meeting minutes from the January 10, 2019, with two minor corrections, motioned by Board member Pat Cartalemi, seconded by Board member Alain Natchev and unanimous vote of the Board members present.

PUBLIC HEARINGS:

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

**Regular Meeting – 4
SPECIAL USE PERMIT
Accessory Apartment**

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, in the RD1 zoning district.

Chairperson Kevin Durland asked for a motion to open the public hearing, motion by Alain Natchev, Seconded by Kaye Saglibene.

Mr. Zoeller was present and explained that he grew up in this house and it had an apartment in it for his Aunt and Uncle, after they passed his parents utilized it as a four bedroom house, now that I have moved back into the house, I would like to utilize the fourth bedroom as an accessory apartment for my mother, as it was set up as that when I grew up in the residence.

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**Lagrangeville, NY 12540
TMP # 6660-00-195284**

Accessory Apartment

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, in the RD1 zoning district.

Chairperson Kevin Durland after brief discussion among the Board members present, offered the below Draft resolution for the Boards consideration:

**Town of Union Vale Planning Board
249 Duncan Road
LaGrangeville, NY 12540
(845) 724-5600**

RESOLUTION APPROVING SPECIAL USE PERMIT

**Date: 2/14/2019
Resolution #: P2019-3**

Whereas, a formal application for special use permit approval of 44 Jennifer Hill Road for the purpose of Creating an Accessory Apartment located at 44 Jennifer hill road, Town of Union Vale was submitted to the Planning Board by Steven G. Zoeller on January 24, 2019.

Whereas, the requirements for special use permits of Chapter 210, Section 210-56-B, of the Code of the Town of Union Vale have been met, except as waived by the Planning Board, and

Whereas, in accordance with Chapter 210, Section 56-B, the principal dwelling unit shall be intended to be owner-occupied and either the principal dwelling unit or the accessory apartment will forever be required to be owner-occupied, and

FURTHER IT BE RESOLVED, that the special use permit entitled Accessory Apartment at 44 Jennifer Hill Road, dated January 24, 2019, be approved and the Zoning Administrator may issue the necessary building permit(s) upon completion of such conditions as are noted below.

Conditions of special use permit approval shall be as follows:

- 1. Building issuance of a Certificate of Occupancy for the Special Use Permit, wording to include on the C/O :** “Chapter 210, Section 56-B, the principal dwelling unit shall be intended to be owner-occupied and either the principal dwelling unit or the accessory apartment will forever be required to be owner-occupied.”

Moved By: Board member Pasquale Cartalemi

Seconded By: Board member Kaye Saglibene

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Aye	Kevin Durland, Chairperson
Absent	Scott Kiniry, Board member
Absent	Michael Mostachetti, Board member
Aye	Alain Natchev, Board member
Absent	Karl Schoeberl, Board member
Aye	Pasquale Cartalemi, Board member
Aye	Kaye Saglibene, Board member

Motion carried by 4 votes

Kevin Durland, Planning Board	Date
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REGULAR SESSION (NEW BUSINESS)

Louis F. Gagliardi, Jr.
682 North Clove Road
Millbrook, NY 12545
Parcel Site: Same
TMP # 6762-00-803010

Regular Meeting – 2
Special Use Permit
Legalize – Existing
Detached Accessory Apt.

Application for special use permit to legalize an existing detached accessory apartment (approx. 814 square feet) above an existing garage that was constructed in 2005 under permit # 73-05, in the RD10 zoning district and determined by Building Inspectors letter dated 12/18/2018.

Kevin Durland welcomed Mr. Gagliardi, Jr. to the meeting and asked Mr. Gagliardi to give a brief history of the project.

Mr. Gagliardi explained that he purchased the property in January, 2018 and when a municipal search was done on the property it was discovered that the accessory apartment that is above the detached garage was put in without permits from the previous owner. Mr. Gagliardi stated that he received a violation notice from the Town of Union Vale Code Enforcement Officer regarding this and was directed to apply for a Special Use Permit from this Board. Mr. Gagliardi further explained he has no intentions of renting the apartment, but would like to keep it, for when company comes to visit.

With no further comments from the Board, Chairperson Kevin Durland made the motion to set a public hearing on the Gagliardi Special Use Permit for March 14, 2019 at 7:35 pm, seconded by Board member Kaye Saglibene, unanimous vote of the Board members present.

ADJOURNMENT:

Chairperson Kevin Durland made a motion to close the meeting at 8:00 pm, seconded by Board member Pat Cartalemi 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, March 14, 2019. The Agenda for the meeting will close on Thursday, February 21, 2019 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

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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

Annexed documents:
Letters from C.E.O. reference Zoeller and Gagliardi