



Town of Union Vale Planning Board

Town of Union Vale Town Hall

249 Duncan Road

Lagrangeville, NY 12540

Regular Meeting Agenda

May 12th 2022 7:30 P.M.

Planning Board Members:

Chairman: Pat Cartalemi, Members: Scott Kiniry, Alain Natchev, Karl Schoeberl,
Katherine Saglibene, Michael Mostachetti and Anita Fina Kiewra

I. CALL TO ORDER / DETERMINATION OF QUORUM

II. BUSINESS SESSION

- Review the agenda
- Approve meeting minutes from April 14th 2022

III. CORRESPONDENCE

Response from Dutchess County Department of Planning and Development for Young Judaea Sprout Lake Camp Site Plan application received 4/21/22.

IV. PUBLIC HEARING

PROJECT NAME

- **Young Judaea Sprout Lake Camp Site Plan approval.**

Applicant: Helene Drobenare

Engineer: Brian Stokosa

Location: 6 Sprout Lake Camp Verbank, NY 12585. Parcel # 6662-00-229857

PROJECT NAME

- **Vilcheck Special Use Permit- Accessory apartment**

Owner/Applicant: Daniel Vilcheck & Little Wolf Properties LLC

Location: 103 Duncan Rd Lagrangeville NY 12540. Parcel # 6759-00-195985

PROJECT DETAILS

- Application for site plan amendment to include proposed 40' x 60' open seasonal pavilion.

Meeting # 3

PROJECT DETAILS

- Application for special use permit for a (2) bedroom (1) bath accessory apartment within existing barn, approximately 725sqft

Meeting # 3

V. REGULAR SESSION / NEW BUSINESS

PROJECT NAME

- **James Intrieri Lot Line alteration & Special Use Permit**

Owner: Carol Ferris

Applicant: James Intrieri

Location: 3056 Route 82 & 3060 Route 82

Verbank NY 12585. Parcels 6662-00-177724 & 6662-00-184706

PROJECT DETAILS

- Application for a lot line alteration to add approximately .617 acres from parcel 184706 to parcel 177724

Meeting # 1

VI. REGULAR SESSION / OLD BUSINESS

None

VII. OTHER BUSINESS

None

VIII. ADJOURNMENT

- **NEXT DEADLINE: May 19th 2022** (by Noon)
- **NEXT MEETING: June 9th 2022**



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

May 12th, 2022

Members Present: Chairman Pat Cartalemi, Members: Alain Natchev, Scott Kiniry, Kaye Saglibene, Michael Mostachetti, Anita Fina Kiewra Karl Schoeberl

Others Present: Attorney James Nelson

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Pat Cartalemi determined that there was a quorum for the Planning Board ("The Board") to conduct business and called the meeting to order.

CORRESPONDENCE

Response from Dutchess County Department of Planning and Development for Young Judaea Sprout Lake Camp Site Plan application received 4/21/22.

BUSINESS SESSION

The Board unanimously approved April 14th meeting minutes.

Public Hearing

PROJECT NAME

- **Young Judaea Sprout Lake Camp Site Plan approval.**

Applicant: Helene Drobenare

Engineer: Brian Stokosa

Location: 6 Sprout Lake Camp

Verbank, NY 12585. Parcel # 6662-00-229857

PROJECT DETAILS

- Application for site plan amendment to include proposed 40' x 60' open seasonal pavilion.

Meeting # 3

Chairman Cartalemi requested a motion to reopen the public hearing, which passed unanimously. Mr. Stokosa engineer on the application described the proposed pavilion the camp wishes to construct on the property, which will be a 40' x 60' open air pavilion which will be near the tennis courts. Chairman Cartalemi stated the Town sent out notice to the Town of LaGrange as required because the property is partially in LaGrange and the Board did not received any response. The Board also sent a referral to Dutchess County Department of Planning and Development, which they determined to be a matter of local concern. Chairman Cartalemi asked if anyone from the public or the board had any questions or comments, with none, Chairman Cartalemi requested a motion to close the public hearing, which passed unanimously by the board. The Chairman offered the following resolution, which passed unanimously by the board, titled:

RESOLUTION FOR SITE PLAN FOR YOUNG JUDAEA SPROUT LAKE CAMP

PROJECT NAME

- **Vilcheck Special Use Permit- Accessory apartment**
 Owner/Applicant: Daniel Vilcheck & Little Wolf Properties LLC
 Location: 103 Duncan Rd Lagrangeville NY 12540. Parcel # 6759-00-195985

PROJECT DETAILS

- Application for special use permit for a (2) bedroom (1) bath accessory apartment within existing barn, approximately 719 sqft

 Meeting # 3

Chairman Cartalemi requested a motion to open the public hearing, which passed unanimously by the board. Brian Stokosa, Engineer for the application described the proposed apartment to be located within the existing barn structure of the property. He explained they are waiting on the final survey to send to the board of health, however they have testing scheduled for next week. Chairman Cartalemi asked if anyone from the public or the board had commented or questions with none, Chairman Cartalemi requested a motion to close the public hearing, which passed unanimously by the board. The Chairman offered the following resolution, which passed unanimously by the board, titled:

RESOLUTION APPROVING VILCHEK/ LITTLE WOLF PROPERTIES LLC ACCESSORY APARTMENT WITHIN A DETACHED BARN SPECIAL USE PERMIT

REGULAR SESSION / OLD BUSINESS

None

REGULAR SESSION / NEW BUSINESS

PROJECT NAME

- **James Intrieri Lot Line alteration & Special Use Permit**
 Owner: Carol Ferris
 Applicant: James Intrieri
 Location:3056 Route 82 & 3060 Route 82 Verbank NY 12585. Parcels 6662-00-177724 & 6662-00-184706

PROJECT DETAILS

- Application for a lot line alteration to add approximately .617 acres from parcel 184706 to parcel 177724

Chairman Cartalemi invited owner and applicant James Intrieri to explain the details of the application. He explained that he owns the repair shop on Lot 2, and he had purchased the neighboring property to the left of the repair shop, which is part of Lot 1 shown on the plan. He continued that the property originally had an old house on it, which was demolished, and now he wishes to join the vacant portion of Lot 1 to Lot 2. There was a discussion about the applicants' intentions with that lot, which Mr. Intrieri explained he wishes to perhaps store some classic cars on the property, and build a storage building in the future. Mr. Intrieri stated he has been an owner at the repair shop since 1989, and still operates as a repair shop and currently has some vehicles for sale on the repair shop property. Chairman Cartalemi stated that car sales, are not allowed in the NC district but is allowed on his existing repair shop as it is pre-existing and grandfathered in. Chairman Cartalemi explained that a legal non-conforming business can only be extended by 50%, and the parcel just exceeds that amount by .044 of an acre. If the applicant wishes to do that here, and use any portion of the new lot to sell or service vehicles, it may require a use variance from the Zoning Board of Appeals, or be a prohibited use. Attorney for The Board Jim Nelson stated it may be beneficial to speak with Zoning Administrator George Kolb to get clarification on what uses you can do, or if a special use permit would be required. Chairman Cartalemi stated he wanted to make sure the applicant knew all the possible outcomes and options before deciding, which is for the best interest of the applicant. With no more comments or questions from The Board Chairman Cartalemi advised the applicant to review all his options, speak to the Zoning Administrator and decide how he would like to move forward.

OTHER BUSINESS

None

ADJOURNMENT

As there was no further business, a motion was made by the Chairperson Cartalemi and unanimously accepted by the Board, to adjourn the meeting at 8:03 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday June 9th 2022**

The agenda will close on **May 19th 2022, at 12:00 Noon**. Items for consideration at the **June** meeting must be received by that date.



Planning Board
249 Duncan Road
Lagrangeville, NY 12540
(845) 724-5600

**RESOLUTION
SITE PLAN
Young Judaea Sprout Lake Camp
Tax Parcel 6662-00-229857 located at 6-94 Sprout Lake Camp
Union Vale
TOWN OF UNION VALE PLANNING BOARD**

DATE: May 12, 2022

WHEREAS, the Applicant operates a summer camp located at 6-94 Sprout Lake Camp, Verbank, New York Parcel 6662-00-229857 in the RA-3 Zoning District, and

WHEREAS, an application for a site plan modification was received from Young Judaea Sprout Lake Camp for a 40' x 60' covered pavilion to be located adjacent to applicant's existing tennis courts, located at 6-94 Sprout Lake Camp, Verbank, New York, was forwarded to this Board on February 16, 2022, and

WHEREAS, in order to clarify the allowed site layout use and development, Applicant has submitted a February 16, 2022 Site Plan application, an Environmental Assessment Form dated February 16, 2022, and a proposed "Site Plan for Young Judaea Sprout Lake Camp" last dated February 16, 2022 and

WHEREAS, Camp Young Judaea represents that it has operated since prior to May 27, 1969, and is a prior legal nonconforming use, and

WHEREAS, the proposed pavilion is a structure which is customarily accessory to a camp use pursuant to Code §210-68A(1) and §210 Attachment 3 (Nonresidential Accessory Uses), and

WHEREAS, the Applicant having appeared at the March 10th, 2022 regular session meeting of this Board, at which time a resolution determining that because this nonresidential pavilion is less than 4,000 ft in gross floor area, its construction is a Type II action requiring no further SEQRA review, and authorizing the scheduling of a public hearing for April 14, 2022 at 7:30pm, and

WHEREAS, this Board having received confirmation that notice of this public hearing was advertised in the Poughkeepsie Journal on April 8, 2022, that notice was given to the Town Clerk of LaGrange, and

WHEREAS, pursuant to General Municipal Law §239-m, the Dutchess County Department of Planning and Development has advised that this action is of local concern and

WHEREAS, property owners were timely forwarded a hearing notice by certified mail, return receipt requested, by the Board Clerk, and

WHEREAS, the public hearing of April 14, 2022 was continued to May 12, 2022, and

WHEREAS, Code Enforcement Officer Kolb has determined that after the erection of the Pavilion the applicants' prior legal non-conforming camp use expansions will not exceed the 50% expansion limit at Code §210-68A(1).

NOW, THEREFORE BE IT RESOLVED that the Site Plan entitled Young Judaea Sprout Lake Camp, last dated February 16, 2022, be and is hereby approved, and all necessary building and other permits may be issued upon completion of the following conditions:

CONDITIONS OF SITE PLAN APPROVAL SHALL BE AS FOLLOWS:

1. Payment of all fees and escrow balances.

OFFERED BY: Board member, SECONDED BY: Board member

NOW, a motion having been made and passed unanimously by the board, Whereupon the Chairman declared the Resolution: Adopted

| | <u>Ayes</u> | <u>Nays</u> |
|-----------------------------|-------------|-------------|
| Member Scott Kiniry | ✓ | — |
| Member Kaye Saglibene | ✓ | — |
| Member Michael Mostachetti | ✓ | — |
| Member Alain Natchev | ✓ | — |
| Member Karl Schoeberl | ✓ | — |
| Member Anita Fina Kiewra | ✓ | — |
| Chairman Pasquale Cartalemi | ✓ | — |

Resolution
certified and filed:



Emily Cole
Land Use Secretary

5/12/2022
Date



Planning Board
249 Duncan Road
Lagrangeville, NY 12540
(845) 724-5600

**RESOLUTION APPROVING VILCHEK/ LITTLE WOLF PROPERTIES LLC
ACCESSORY APARTMENT WITHIN A DETACHED BARN
SPECIAL USE PERMIT**

Date: 5/12/2022

WHEREAS, a formal application for special use permit approval for the purpose of creating an Accessory Apartment (approx. 719 sq. ft. consisting of a (1) bedroom, (1) bath accessory apartment located within the existing barn located at 103 Duncan Road, Lagrangeville NY 12540, in the Town of Union Vale, RA-5 Zoning District, was submitted to the Planning Board by Glen Vilchek, Owner of application; and

WHEREAS, the proposed work involves the creation of an accessory facility located within the existing barn, the apartment being detailed on the annexed December 20, 2021 “Accessory Apartment for Little Wolf Properties LLC” plan (“the Plan”); and

WHEREAS, referral to the Clerks of adjoining municipalities within 500’ of the residence was duly noticed, and

WHEREAS, applications for accessory apartment special use permits in the Town of Union Vale are exempt from §239-m referral to Dutchess County Planning, and

WHEREAS, the requirements for a special use permit in Chapter 210, Section 210-56-B(1), of the Code of the Town of Union Vale have been met, except as waived by the Planning Board, and

WHEREAS, a public hearing on this application has been duly noticed and held on May 12, 2022; and

WHEREAS, consistent with Chapter 210, Section 56-B(1), the Applicant/ Owner have advised that the principal dwelling is intended to be owner-occupied, and have acknowledged that either the principal dwelling unit or the accessory apartment will forever be required to be owner-occupied, **NOW THEREFORE**,

BE IT RESOLVED, that because it involves the construction or expansion of a single family or two family residence on an approved lot the issuance of a special use permit for this Accessory Apartment as shown on the Plan annexed is a Type II Action pursuant to 6 NYCRR §617.5 (c)(12) requiring no further SEQR review, and

BE IT FURTHER RESOLVED, that after considering the Code Enforcement Officer's Zoning Determination Letter of February 11th 2022, and the materials and comments received by this Board, the issuance of a special use permit entitled Accessory Apartment at 103 Duncan Road, Lagrangeville NY 12540, is approved, and the Zoning Administrator may issue the necessary permit(s) subject to compliance with the conditions noted below.

Conditions of special use permit approval shall be as follows:

1. **Building Department issuance of a Certificate of Occupancy for the Special Use Permit per the Plan, with wording on the C/O to include as a condition of the continuation of the Special Use Permit: Per "Chapter 210, Section 56-B(1), 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." Annual certification to the Zoning Administrator by the owner is required.**
2. **Compliance with terms of Zoning Determination letter of February 14, 2022.**
3. **Approval from Dutchess County Board of Health.**
4. **Payment of all fees.**

NOW, a motion having been made and passed unanimously by the board, Whereupon the Chairman declared the Resolution: Adopted

| | <u>Ayes</u> | <u>Nays</u> |
|-----------------------------|-------------|-------------|
| Member Scott Kiniry | ✓ | — |
| Member Kaye Saglibene | ✓ | — |
| Member Michael Mostachetti | ✓ | — |
| Member Alain Natchev | ✓ | — |
| Member Karl Schoeberl | ✓ | — |
| Member Anita Fina Kiewra | ✓ | — |
| Chairman Pasquale Cartalemi | ✓ | — |

Resolution certified and filed:



Emily Cole
Land Use Secretary

5/12/2022

Date