



Town of Union Vale Planning Board

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

Regular Meeting Agenda August 8th 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 June & July meeting minutes

III. CORRESPONDENCE

Email from Christopher Coleman dated 8/2/2024

IV. PUBLIC HEARING

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, 2 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 # 6

V. REGULAR SESSION / NEW BUSINESS

PROJECT NAME

Gusikoff lot line realignment/ SUP

Owner/Applicant: Perry Gusikoff
Engineer: Povall Engineering
Location: 48 Chestnut Ridge Rd & 47 Seeley
Road
Parcel: #6862-00-485065 & 6861-00-434887

PROJECT DETAILS

Application for proposed lot line realignment
between the 2 parcels 48 Chestnut Ridge Road & 47
Seeley Road. Parcel 434887 will then be subdivided
where Lot 1 will retain the existing house and Lot 2
will be for a new home. The newly proposed lot (Lot
2) will contain one single family home

Meeting
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VI. REGULAR SESSION / OLD BUSINESS

PROJECT NAME

Vitale/Deconne/Bueti Deer Pond lot line alteration- Extension

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 8/10/2023 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 # 4

VII. OTHER BUSINESS

PROJECT NAME

ECS Exercise Sketch Plat review

Owner/Applicant: Ed Stickter

Engineer: Willingham Engineering

Location: Route 55, Lagrangeville NY 12540

Parcel: #6660-00-466275

PROJECT DETAILS

Discussion on approved plan dated 3/12/2020

Meeting

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VIII. ADJOURNMENT

- **NEXT DEADLINE: August 22nd 2024** (by Noon)
- **NEXT MEETING: September 12th 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
August 8th 2024

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

Others Present: James Nelson, Thomas Harvey

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 the June & July meeting minutes.

CORRESPONDENCE

The board discussed the email received from Christopher Coleman dated 8/2/2024 during the review of the ECS agenda item.

PUBLIC HEARING

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, 2 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 # 6

Chairperson Natchev made a motion, which was passed unanimously by the Board to open the public hearing at 7:36 P.M. Engineer Mr. Brian Stokosa made a presentation overview of the proposed subdivision. The following members of the public commented with the following:

Liz Zych- Concerned about high traffic along E. Noxon & 55 intersection in combination with school traffic as well.

Jeffrey Markarian- Addressed comments from social media.

Holly Siebert- Concerned about traffic and water table issues in that area.

Anna Sers- Concerned about the value of the neighboring homes being affected & septic and well protection.

Susan Ilardi- Concerned about the traffic in that area.

Alan Mangelsdorf- Concerned about traffic and water table.

Kurt Alexy- Concerned about stormwater runoff, screening along Alexy Way, the effect on the master plan & keeping of the rural area.

Michelle Bauer- Concerned about ground water, water use restrictions & the effect on the local first responders.
Steve Zoeller- Liked the design, but concerned about sight line issues & useable open space.
Hilda Cioffi- Concerned about overflow of water onto the area of Alexy Way, noise & screening.
Margaret Alexy- Concerned about additional traffic, accidents, owner-occupancy preference.
Kathryn Natale- Concerned about environmental impact of the animals, stormwater runoff, and impact on the current water table.
Raymond Isenburg- Concerned about traffic on E. Noxon, change to the character of the neighborhood & the value of their home depreciating.
Regina O'Connor- Concerned about traffic, accidents & water table.

Mr. Stokosa addressed the public, thanked them for their feedback, and would put together a response to address at the next public hearing.

With no more comments from the public, Chairperson Natchev made a motion, which was passed unanimously by the Board to leave the public hearing open until the next meeting.
The matter was adjourned.

REGULAR SESSION / NEW BUSINESS

PROJECT NAME

Gusikoff lot line realignment/ SUP
Owner/Applicant: Perry Gusikoff
Engineer: Povall Engineering
Location: 48 Chestnut Ridge Rd & 47 Seeley Road
Parcel: #6862-00-485065 & 6861-00-434887

PROJECT DETAILS

Application for proposed lot line realignment between the 2 parcels 48 Chestnut Ridge Road & 47 Seeley Road. Parcel 434887 will then be subdivided where Lot 1 will retain the existing house and Lot 2 will be for a new home. The newly proposed lot (Lot 2) will contain one single family home

Meeting #
1

Mr. Bill Povall, engineer on the application began by explaining the details of the application which is a proposed lot line alteration between two existing lots parcel #485065 & Parcel 434887 (also referred to as lot #1), and then subdivide lot 1 to create a new lot (lot 2) for the future construction of a single-family dwelling. Lot 1 will retain about 20 acres, lot 2 will be approximately 16.14 acres including the lot line alteration from the current Gusikoff lot, which will then reduce that lot (Parcel #485065) to approximately 83.9 acres. The parcels are located in the RD-10 zone, therefore they will all meet the lot size requirements.

Mr. Povall explained the proposed home would be located in an existing meadow area in the rear. There was a discussion about where the proposed well, septic & driveway, which seem to be satisfactory to all setback requirements.

Chairman Natchev asked for questions from the board, with none, the Chairman made a motion, which was passed unanimously by the Board, to **schedule a Public Hearing on the Application of Perry Gusikoff for a lot line alteration & Special Use for *Thursday October 10th 2024 at 7:35 pm*** and directed the secretary to **provide timely notice thereof.**

REGULAR SESSION / OLD BUSINESS

PROJECT NAME

Vitale/Deconne/Bueti Deer Pond lot line alteration- Extension

Owner/Applicant: Rocco Bueti, Joan Deconne, John Vitale

Engineer: Brian Stokosa

Location: Deer Pond Road, Verbank NY 12585

Parcel: 6660-00-621304

Mr. Stokosa gave an update on the application, which is seeking an extension request. The matter is still being reviewed by the attorney, and they are awaiting final clear title.

With no comments or questions from the board, Chairperson Natchev offered the following resolution, which was unanimously approved by the board titled:

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

PROJECT DETAILS

Extension request for 8/10/2023 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 # 4

PROJECT NAME

ECS Exercise Site Plan Review

Owner/Applicant: Ed Stickter

Engineer: Willingham Engineering

Location: Route 55, Lagrangeville NY 12540

Parcel: #6660-00-466275

Mr. McCabe, council for the applicant Mr. Stickter addressed the Board regarding the extension request. Mr. McCabe stated that if the Board requires the applicant to resubmit and adhere to the new zoning change that was made when the TC Zone was amended, that there would be a significant detriment to the applicant in both time and expenses to make these changes, such as redesigning the septic & the structure. The board asked the applicant if he was prepared to begin construction if the board did grant him an extension if he would be able to speed up the timeline in which the project would be completed. Mr. Stickter stated the timeline provided is very conservative depending on weather going into the fall/winter. The Board also asked the applicant if he could please submit the building plans to the building department for preliminary review by the Building Inspector prior to the next meeting. The board would like to have a response from the building inspector regarding the satisfaction of the building plans & the boards review of the screening plan to meet their requests from the August 10, 2023 meeting in order to decide at the next meeting. The matter was adjourned.

PROJECT DETAILS

Review updated site plan & extension request for proposed gym facility on Route 55

Meeting #

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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 8:15 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday September 12th 2024** the agenda will close on **August 22nd 2024 at 12:00 Noon**. Items for consideration at the **September** meeting must be received by that date.

From: pbzba.unionvaleny.us
To: pbzba.unionvaleny.us
Subject: FW: Application of ECS Real Estate Holdings, LLC - Union Vale Planning Board
Date: Thursday, August 8, 2024 1:41:06 PM
Attachments: [Email TOWNE 07-31-24.pdf](#)
[20230810 - ToUV PB Amended Resolution 08-10-23.pdf](#)
[Building Schedule for Town of Unionvale July 2024.pdf](#)
[Site Plans - 20240311.pdf](#)
[Zoning Comparison - 20240716.pdf](#)

From: Christopher Coleman
Sent: Friday, August 2, 2024 2:34 PM
To: PBZBA@Unionvaleny.us
Subject: Application of ECS Real Estate Holdings, LLC - Union Vale Planning Board

Dear Chairman Natchev and Board Members,

Following up with respect to my email below and our appearance at the last Planning Board meeting, I write to respond and advise as follows.

The crux of the issue presented relates to the delays in completing this project and the extent to which same are the responsibility of the applicant and the extent to which same were due to or exacerbated by the failure on the part of the Planning Board to timely provide the applicant with a copy of the Resolution modifying the Siteplan Approval dated August 10, 2023 (“Resolution”).

Initially I note that while both Mr. Stickter and Mr. Towne were present at the August 2023 Planning Board meeting when approval was verbally granted, they presumed a written Resolution would be drafted and delivered, whereupon they would then proceed to move forward in compliance with the specific written terms thereof. As previously noted, pursuant to Town of Unionvale Code Article VII, Section 210-65 (F) (1) copy of the Resolution was required to be filed in the office of the Town Clerk within five business days thereof, and certified copies were required to be sent to the applicant and the Town Code Enforcement Officer. It appears that for whatever reason, a certified copy was not sent to the applicant, and in fact the applicant did not receive actual notice of the existence thereof until only recently when informed by Mr. Kolb.

Obviously in hindsight it would have been preferable had the notice been sent or had the applicant reached out to inquire, but this appears to be a situation where neither party intentionally engaged in acts or omissions intended to harm the other, but from which harm to both parties ultimately resulted.

I also note that at the last meeting I mentioned in passing to the Board that due to changes in the Zoning Code to require the applicant to submit a new application would cause a substantial hardship, and I am annexing an analysis prepared by Mr. Towne explaining the specifics underlying my conclusion.

Finally, I note that all of the conditions required by the Planning Board have been met, and as I stated at the last meeting the applicant is willing to appear and report to the Planning Board on a

monthly basis regarding progress in the completion of the work and is open to whatever other reasonable conditions the Planning Board may require so that it exercise its oversight responsibilities.

In that I am not available to attend the August 8, 2024 Planning Board meeting, my partner Daniel McCabe, Esq. will be appearing along with Mr. Stickter and Mr. Towne. Dan and I have spoken with James Nelson about this matter and it is our hope that an amicable resolution can and will be reached so that this project may forthwith move forward towards completion.

In that I do not have email addresses for all of the Board Members, I am copying Ms. Cole asked that she make this email with attachments part of the record and forward same accordingly.

Thank you for your attention, patience and courtesy.

PLEASE NOTE I WILL BE OUT OF THE OFFICE FROM AUGUST 5 UNTIL AUGUST 13, 2024 WITH LIMITED ACCESS TO TELEPHONE/INTERNET – IF DURING MY ABSENCE YOU NEED ASSISTANCE PLEASE REACH OUT TO MY PARALEGAL COLLEEN GOINGS AT cgoings@mccabecoleman.com OR (845) 247-5139.

Very truly yours,

Christopher S. Coleman
Partner



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Recipient: Hudson Valley Magazine 2022 & 2023 - Top Lawyers

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