



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

April 13th 2023

Members Present: Chairman Pat Cartalemi, Members: Kaye Saglibene, Anita Fina Kiewra, Alain Natchev, Scott Kiniry & Larry Knapp

Members Absent: Michael Mostachetti

Others Present: Planning Board 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.

BUSINESS SESSION

The Board unanimously approved March meeting minutes.

CORRESPONDENCE

- Letter dated 3/20/2023 from Willingham Engineering in regard to ECS Exercise
- Letter from NYS DOT dated 3/27/2023 in regard to ECS Exercise
- Letter from Thomas Harvey Rennia Engineering dated 4/12/2023 in regard to Arnold subdivision

Public Hearing

None

REGULAR SESSION / NEW BUSINESS

PROJECT NAME

PROJECT DETAILS

- **ECS Exercise Site Plan**
Owner/Applicant: Ed Stickter
Engineer: Willingham Engineering
Location: Route 55, Lagrangeville NY 12540
Parcel: # 466275

- Applicant submitted a request letter dated 3/20/2023 from Willingham Engineering for a 180-day extension of approved site plan which was granted March 12, 2020

Meeting #8

Mr. Stickter, owner of the property gave an update as to where things are with the NYS DOT & Health Department. He stated that he is awaiting a meeting with the DOT for final driveway approval.

There was a discussion addressing the overall look of the property. Chairman Cartalemi commented that the town has received many complaints about the state of the property, tree stumps, and how it was left. The board urged Mr. Stickter to clean up the property. There was a discussion regarding the water runoff and retention pond, the board requested that the applicant submit a final site plan to review if any changes were made prior to signing off a final, and to look closely at the new design standards that were changed in the TC zone.

The board asked Mr. Stickter to get all changes and updates to them as soon as possible. Chairperson Cartalemi made a motion to approve the 180- extension The motion was unanimously approved by the board, titled:

SITE PLAN APPROVAL 180-DAY EXTENSION TOWN OF UNION VALE PLANNING BOARD ECS REAL ESTATE HOLDINGS, LLC

PROJECT NAME

- **Smith Ground Solar Special Use Permit**
Owner: Douglas & Jane Smith
Applicant: Kelly DiMarzo/ Solar Generation
Location: 10 October Circle Lagrangeville, NY
12570
Parcel: 6760-00-483424

Chairman Cartalemi opened a discussion regarding the screening along Bruzgul Road, he stated some of the shrubbery is only 6-7 feet in height therefore the solar panels will still be visible from the road. The Board discussed possible options for additional screening, such as staggering evergreens in rows to the already existing hedges. Richard Countryman from Solar Generation stated they intend to put additional cover along that portion, so that it will be less visible to residents driving by. Member Fina-Kiewra commented to make sure they also do not put anything in that may grow to be too tall, and shade the panels undesirably.

Chairman Cartalemi asked the applicant to submit a more detailed screening plan, which they can review at the next meeting, the matter was adjourned.

PROJECT DETAILS

- Application for the installation of a 32.4 kw ground mounted solar array in the RD-10 zone

Meeting # 2

REGULAR SESSION / OLD BUSINESS

PROJECT NAME

- **Arnold Minor Subdivision**
Owner/Applicant: Steven Arnold
Engineer: Joseph Berger
Location: 1781 Bruzgul Road, Lagrangeville NY
12540
Parcel: 6660-00-621304

Tom Harvey, Town engineer began by reviewing his letter dated 4/12/2023. He stated the erosion control needs additional information, and perhaps the applicant submits a letter to the Town Board to see if they may have any additional standards required. Chairman Cartalemi stated they will need to submit to County Planning for review as it is located on a county road. Ms. Michele Zerfas, from Berger engineering stated they also intend on informing the Town Highway department of their proposal as well as good gesture.

Chairman Cartalemi suggested the applicant to reach out to the Town Board and await a response before scheduling a public hearing, the matter was adjourned.

PROJECT DETAILS

- Application for a sketch plat review for a 3- lot subdivision of existing 27.84-acre residential lot located in the RA-3 zone.

Meeting #1

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 8:05 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday May 11th 2023** the agenda will close on **April 26th 2023 at 12:00 Noon**. Items for consideration at the **May** meeting must be received by that date.