



Town of Union Vale Planning Board

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

Regular Meeting Agenda

June 8th 2023 7:30 P.M.

Planning Board Members:

Chairman: Pat Cartalemi, Members: Scott Kiniry, Alain Natchev,
Katherine Saglibene, Michael Mostachetti, Anita Fina Kiewra & Larry Knapp

I. CALL TO ORDER / DETERMINATION OF QUORUM

II. BUSINESS SESSION

- Review the agenda
- Approve meeting minutes

III. CORRESPONDENCE

Letter dated June 1st 2023 from Jane Smith regarding Smith Ground Solar Application.
Dutchess County 239 Planning/Zoning Referral - Exemption Communities for Smith application.

IV. PUBLIC HEARING

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

PROJECT DETAILS

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

Meeting # 3

V. REGULAR SESSION / NEW BUSINESS

PROJECT NAME

- **Bonavenia Enterprises Sketch Plat Review**
Owner/ applicant: Bonavenia Enterprises/
Laurie Bonavenia
Engineer: Day Stokosa Engineering
Location: E. Noxon Rd & Clapp Hill Rd
Parcel: 6660-00-437115

PROJECT DETAILS

- Application for sketch plat review of a conservation subdivision located in the TC district.

Meeting # 1

PROJECT NAME

- **Cross Orchards Sketch Plat Review**
Owner/ applicant: Mac & Buck LLC
Engineer: Day Stokosa Engineering
Location: Route 55
Parcel: 6660-00-206503

PROJECT DETAILS

- Application for sketch plat review of a conservation subdivision located in the TC district.

Meeting # 1



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
June 8th 2023

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

Members Absent: Alain Natchev

Others Present: None

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 April meeting minutes.

CORRESPONDENCE

Letter from Town Board titled “*Arnold Subdivision Application (Bruzgul Road)*”

Public Hearing

None

REGULAR SESSION / OLD BUSINESS

PROJECT NAME	PROJECT DETAILS
<ul style="list-style-type: none">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	<ul style="list-style-type: none">Application for the installation of a 32.4 kw ground mounted solar array in the RD-10 zone Meeting # 3

Richard Countryman from Solar Generation gave a brief overview of the application. Chairman Cartalemi read the Letter dated June 1st 2023 from Jane Smith regarding Smith Ground Solar Application.

There was a discussion about the screening plan, and that Code administrator George Kolb would work with the applicant to determine what species would best suit the property when the time comes to do the planting. Chairman Cartalemi asked if anyone from the public had comments, with none, Chairman Cartalemi offered the following resolution which passed unanimously by the board, titled:

“SMITH RESOLUTION SPECIAL USE PERMIT”

VI. REGULAR SESSION / OLD BUSINESS

None

VII. OTHER BUSINESS

None

VIII. ADJOURNMENT

- **NEXT DEADLINE: June 29th 2023** (by Noon)
- **NEXT MEETING: July 13th 2023**

PROJECT NAME

PROJECT DETAILS

- **Bonavenia Enterprises Sketch Plat Review**
Owner/ applicant: Bonavenia Enterprises/ Laurie Bonavenia
Engineer: Day Stokosa Engineering
Location: E. Noxon Rd & Clapp Hill Rd
Parcel: 6660-00-437115

- Application for sketch plat review of a conservation subdivision located in the TC district.

Meeting # 1

Mr. Brian Stokosa presented the application on behalf of Bonavenia Enterprises, he detailed what has changed since before the Town issued a moratorium was declared in March 2022. Mr. Stokosa stated the objective was always to create a multi-family design on the parcel while maintaining protection of the existing wetlands & wooded areas and reducing the number of entrances from East Noxon Road. He continued that the plan shows a subdivision of 4-lots, each with 12-unit homes in each structure, off to the Clapp Hill area of the plan indicates 3 additional parcels for the purpose of single-family dwellings, and keep the existing commercial area to the south.

Mr. Stokosa commented that this parcel is unique in that it is not right on Route 55, and also does not have any essential services, such as water or sewer, and the design was created with that in mind as it reduces the buildable area of the parcel. Mr. Stokosa stated this was a former mine, and that there are minimal options for the layout of the buildings.

Member Fina Kiewra commented that the plan did not appear to be what was envisioned when they made the code changes to the Town Center Zoning Code. The Board discussed the differences in the code relating to condominiums, which the plan proposed closer represented, opposed to townhomes, which have a different section in the code.

Chairperson Cartalemi advised the applicant to look at revising the plan to better represent townhomes, rather than the condominium style plan, it would better suit what the Town is looking for in the newly designed TC zone. The matter was adjourned.

PROJECT NAME

PROJECT DETAILS

- **Cross Orchards Sketch Plat Review**
Owner/ applicant: Mac & Buck LLC
Engineer: Day Stokosa Engineering
Location: Route 55
Parcel: 6660-00-206503

- Application for sketch plat review of a conservation subdivision located in the TC district.

Meeting # 1

Mr. Brian Stokosa presented the application as 66-unit grid style townhomes with garage in the front, the retail components of the design will be in the front area closest to Route 55 with residential units above.

Mr. Stokosa discussed some of the hurdles with DEC as to where the wetland areas lay & low points of the lot, elevation & options of where stormwater can be treated, which leaves only the one front area on the parcel depicted in the plan in front of the retail, as that is the low point of the property, and they still need to have adequate room for parking.

Chairman Cartalemi asked Mr., Stokosa if it was possible to move the stormwater management area behind the retail as to have the retail closest to route 55, Mr. Stokosa said it was difficult to design that was considering the low point of the property and DEC restrictions.

Mr. Stokosa said the street would be a boulevard type road, a two-lane road in and out to also allow for proper fire apparatus access & there would also be planting and screening to beautify the area.

Chairman Cartalemi advised to the applicant to continue to navigate with DOT and DEC on plans, and resubmit formal plans to the board.

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 8:35 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday July 13th 2023** the agenda will close on **June 29th 2023 at 12:00 Noon**. Items for consideration at the **July** meeting must be received by that date.

TOWN OF UNION VALE

SUPERVISOR
Betsy C. Maas



TOWN COUNCIL
Kevin Durland
Perry Gusikoff
Kevin McGivney
John Welsh

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

May 4, 2023

Pat Cartalemi.
Planning Board Chair

Re: Arnold Subdivision Application (Bruzgal Road)
Tax Parcel: 135400-6660-00-621304-0000

Dear Chairman Cartalemi:

On Wednesday, May 3rd the consultants for the Arnold Subdivision, Mr. Joe Berger and Ms. Michele Zervas, attended our Town Board Work Session to get the Board's input on the common driveway being proposed, as per the recommendation of Tom Harvey, the Town of Union Vale's Engineer.

The members of the Town Board reviewed the plan and noted the width of the 80-foot-long proposed driveway to be 22 feet wide, the two turn offs and circles enabling emergency vehicle the ability to easily turn around, which is a priority. The pavement of the "tee" will be completed in a manner consistent with town road specifications, which all members are in support of as well.

After reviewing many of the points made by Mr. Harvey in his Review dated April 12th, 2023, such as required referrals, general comments and the erosion control/driveway profile components, there was little else for us to add to the conversation. The only points we discussed with Mr. Berger that seemed to be outstanding were:

1. As a Major Subdivision, consistent with Town Code section 210-31 D. (2), "Applicability of Conservation Sub-division" the Arnold Subdivision will be a Conservation Subdivision and designed accordingly, with 50% open space including a site analysis. Mr. Berger did not think the 50% requirement would be an issue.
2. We discussed the need, under the Martin Act, to have the NYS Attorney General approve a specific maintenance plan as it pertains to the common driveway before they would get a permit from the Building Department to commence work. Mr. Berger was aware of the requirement and said that before spending his client's money on legal fees, they want to be fairly certain the project would be approved.

With everyone quite satisfied with the plan and Mr. Berger's knowledge of the few outstanding items to be taken care of, we wished them good luck.

If you have any questions or desire additional comments about our conversation, feel free to contact any member of the Town Board.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Maas".

Betsy Maas

Cc: Councilman Kevin Durland
Councilman Perry Gusikoff
Councilman Kevin McGivney
Councilman John Welsh
George Kolb, CEO