



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
October 12th 2023

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

CALL TO ORDER / DETERMINATION OF QUORUM

Chairperson 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 approved September 14th 2023 meeting minutes.

CORRESPONDENCE

None

PUBLIC HEARING

None

REGULAR SESSION / OLD BUSINESS

PROJECT NAME

PROJECT DETAILS

- **Orlando Ground Mounted Solar Special Use Permit**
Owner: Caitlin Orlando
Applicant: Plug PV- Chelsea Breen
Location: 17 Breezy Hill Dr, Wingdale NY 12594
Parcel: 6960-00-113040

- Application for the installation of a 20.8 kw ground mounted solar array in the RA-3 zone

Meeting # 2

Chairperson Cartalemi reviewed the additional items that were distributed since the last meeting, which include the height of the panels indicating they are under the maximum height allowance, photos showing the location of the panel from the rear & coming up the driveway. There was a discussion about the screening of the panels from the road and neighboring properties. The board recommended that the applicant mark out the location of where the panels will be placed so it can be viewed by the Planning Board members when they come for a site visit.

Chairman Cartalemi asked the board if they had any questions or comments, with none the Chairman made a motion, which was passed unanimously by the Board, to **accept the application as a Type 2 Action under SEQR for the Application for the installation of a 20.8 kw ground mounted solar array in the RA-3 zone located 17 Breezy Hill Dr, Wingdale NY 12594 Parcel 6960-00-113040 and scheduled a Public Hearing on the Application for *Thursday November 9th 2023 at 7:35 pm* and directed the secretary to provide timely notice thereof.**

REGULAR SESSION / NEW BUSINESS

PROJECT NAME

James Intrieri garage sketch plat review

Owner/Applicant: James Intrieri
Location: 3056 Route 82 Verbank NY 12585. Parcel
6662-00-177724

Mr. James Intrieri gave a description of the proposed garage he would like to install on the property. The property previously had a lot line revision, and Mr. Intrieri is proposing to install the 60' x 64' garage on the area of vacant land that was consolidated on to his current parcel which is used as an automotive repair shop. The location of the proposed garage appears to meet all setback requirements. Mr. Intrieri indicated he intends on using the garage as an accessory use to his current operation to store vehicles while awaiting repair.

There was a discussion on whether that is allowed use in the zoning district, the board agreed that as it was an accessory use to the principal use it is allowed. The board recommended that Mr. Intrieri have an engineered site plan drawn up for site plan approval and return with a full application.

With no more comments or questions Chairperson Cartalemi adjourned the matter.

PROJECT NAME

Kaplan/Rouse Lot Consolidation

Owner/ Applicant: Robert Rouse & Ellyn Kaplan
Attorney: Shawn Borrelli Pratt Esq.
Location: 180 Brush Hill & Camby Road Parcel(s):
6862-00-469757, 6862-00-455830, 6862-00-
511796, 6862-00-549788

Ms. Shawn Pratt, attorney for the application gave a description of the proposed lot consolidation. She explained the lot is currently broken up in to four separate lots, with the intention of combining all four lots into one parcel. The board discussed how this makes the most sense for the property, consolidating the lots to become one parcel is best for the area and meets all the requirements for a lot line consolidation.

Chairman Cartalemi asked the board if they had any questions or comments, with none the Chairman made a motion, which was passed unanimously by the Board, to **accept the application as a Type 2 Action under SEQR for the Application of the consolidation of four lots into one 40.743-acre lot located on the corner of Brush Hill Rd & Camby Rd in RA-3 Zone, Parcel(s): 6862-00-469757, 6862-00-455830, 6862-00-511796, 6862-00-549788 and scheduled a Public Hearing on the Application for *Thursday November 9th 2023 at 7:45 pm* and directed the secretary to provide timely notice thereof.**

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 November 9th 2023** the agenda will close on **October 26th 2023 at 12:00 Noon**. Items for consideration at the **November** meeting must be received by that date.

PROJECT DETAILS

Application for sketch plat review for proposed 60' x 64' garage located in the NC district.

Meeting # 1

PROJECT DETAILS

Application of the consolidation of four lots into one 40.743-acre lot on the corner of Brush Hill Rd & Camby Rd in RA-3 Zone

Meeting # 1