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TOWN OF UNION VALE PLANNING BOARD

MINUTES OF REGULAR MEETING

September 21, 2016

Board Members Present: Chairperson Kevin Durland, Board Members Pasquale (Pat) Cartalemi, Michael (Mike) Mostaschetti, Alain Natchev, Scott Kiniry, John Rapetti and Alternate Board member Kaye Saglibene

Members and Alternate Members absent: Karl Schoeberl, Ralph Mondello,

CALL TO ORDER / DETERMINATION OF QUORUM

Chairperson Kevin Durland called the meeting to order at 7:30 pm. and determined a quorum was present and conduct business.

BUSINESS SESSION

Acceptance of Minutes. Chairperson Kevin Durland asked for a motion to accept the August 17, 2016 Regular Meeting Minutes. A motion was made by Board member Pasquale Cartalemi, seconded by Board member Scott Kiniry and adopted by unanimous vote of the Board members to accept the Minutes as submitted by the Secretary for that meeting.

Acceptance of Planning Consultant's Meeting Notes. Upon motion by Board member Alain Nachev, second by Board member Scott Kiniry and unanimous vote of the Board members present, the Town Planner's Meeting Notes were accepted as guidance in the consideration of matters set forth on this Regular Meeting Agenda.

Announcement / Next Meeting. Chairperson Kevin Durland stated the next Regular Meeting will be on October 19, 2016.

REGULAR SESSION (APPLICATION SUBJECT OF PUBLIC HEARING)

None.

REGULAR SESSION (NEW BUSINESS)

Robert B. Suter, Trustee, Bulls Head – Oswego Friends Meeting – 4 North Smith Road – Subdivision Plat

As stated on the Agenda, this matter involves the presentation of an Application for Subdivision Plat Approval to authorize the transfer of a 0.671-acre portion of TMP 6662-00-510089, Lands of Bulls Head – Oswego Friends Meeting, to adjoining owners Robert I. Israel and Sarah Burns for consolidation with 31.680-acre TMP 6662-00-478162. The intended transfer would reduce to 1.379 acres the area of a heretofore non-conforming 2.050-acre lot within the RA-3 District and cause of a portion of the burial ground retained by the Friends Meeting to be located within 100 feet of the property line. Upon request of the Friends Meeting relief from each of these standards was granted by the ZBA on August 3, 2016.

Mr. Robert Suter was present and presented the Board and the clerk a correct application for “Subdivision Plat approval”. Mr. Suter stated that he was before the ZBA on August 3, 2016 and was granted a 1.621 acre area variance in order to subdivide the property, separating the Oswego Meeting house with conditions that no burials shall take place closer to any lot line than currently existing gravestones, memorial plats, and/or historical stone ways/stonewalls/barriers.

Town Planner Art Brod, stated that the clerk notified the applicant to submit a Subdivision application, which was received and the Planning Board can now review the application for completeness. Mr. Brod also stated that the two variances that were required, one being relief from the reduction of lot area and second the location of the burial grounds limits, were obtained and passed by resolution at the September 7, 2016 Zoning Board of Appeals. Board member Pasquale Cartalemi asked if historical significance was applicable. Mr. Art Brod stated that many other Towns have regulations/restrictions in place regarding the historical significance regarding cemeteries/grave sites, but in the Town of Union Vale, it does not apply, for there are no historical restrictions in place in the code regarding cemeteries/grave sites.

With no further questions from the Board members present, Chairperson Kevin Durland offered the below draft procedural resolution for adoption:

Resolution under Town Code Chapter 192, Subdivision of Land
Processing of Application by Bulls Head – Oswego Friends Meeting
Subdivision Plat Approval

“The Town of Union Vale Planning Board hereby acts as follows in the matter of an Application by Robert B. Suter, Trustee, Bulls Head – Oswego Friends Meeting for Subdivision Plat Review and Approval under Town Code Chapter 192, Subdivision of Land, to authorize the transfer of a 0.671-acre portion of TMP 6662-00-510089, Lands

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of Bulls Head – Oswego Friends Meeting, to adjoining owners Robert I. Israel and Sarah Burns for consolidation with 31.680-acre TMP 6662-00-478162, all as depicted on a Surveyor's Map entitled 'Bulls Head – Oswego Monthly Meeting of the Religious Society of Friends and Robert I. Israel / Sarah Burns Property Line Change' and otherwise described in supporting documents including a Short EAF Part 1 affirmed by Mr. Suter:

1. Both observes that the intended transfer would reduce to 1.379 acres the area of a heretofore non-conforming 2.050-acre lot within the RA-3 District and cause of a portion of the burial ground retained by the Friends Meeting to be located within 100 feet of the property line and relatedly acknowledges that upon request of the Friends Meeting relief from each of these standards was granted by the ZBA on August 3, 2016. See attached copy of the ZBA's decision.
2. In consideration of the action taken by the ZBA and the ZEO's determination that the Intended subdivision raises no further non-compliances with respect to the use and/or dimensional (area & bulk) standards set forth within Town Code Chapter 210, Zoning, accepts as adequate for Planning Board, consultant and public review the Application for Subdivision Plat Review and Approval.
3. Classifies the proposed subdivision as a 'Minor Subdivision; under Town Code Chapter 192, Subdivision of Land, Section 192-6.
4. Declares the Application to be part of a Proposed Action within the classification of an 'Unlisted Action' under SEQRA for which coordinated environmental quality review is neither required nor would such be pertinent in the absence of any other involved permitting, approving or financing agencies.
5. Schedules a Public Hearing on the Application for Wednesday, October 19, 2016, at 7:35 p.m., and directs the Chairperson with assistance of the Secretary to provide or otherwise cause the noticing in the Town's official newspaper and posting thereof, including on site and with individual notice to certain adjoining and/or otherwise adjacent owners, all as set forth within Town Code Chapter 192, Subdivision of Land, Section 192-7.
6. Delegates Planning Board member Pasquale Cartalemi and Chairperson Kevin Durland to conduct a field visit to the site of the proposed subdivision and report their observations concerning the Application at the time of Public Hearing.
7. Without prejudice to any input that may be received in response to observations made during the field visit or comments received at, or in writing prior to, the Public Hearing, authorizes the Town Planner to prepare a draft Approval Resolution with any appropriate condition or conditions for the Board's consideration on October 19, 2016, or at such later occasion as may be timely.

Attachment: ZBA Decision of "August 3, 2016"

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A motion to adopt the above-stated Approval Resolution was made by Board member Scott Kiniry and seconded by Board member John Rapetti.

The below roll call vote was taken by Chairperson Durland:

Member Pasquale Cartalemi	Aye
Member Scott Kiniry	Aye
Member Michael Mostachetti	Aye
Member John Rapetti	Aye
Member Karl Schoeberl	absent
Member Alain Natchev	Aye
Alternate Member Ralph Mondello	absent
Alternate Member Kaye Saglibene	Aye
Chairperson Kevin Durland	Aye

whereupon the Chairperson declared the Resolution:

Adopted 7 Defeated ____

Resolution certified and filed:

Joan E. Miller
Planning Board Secretary / Clerk

Date

OTHER BUSINESS

None scheduled.

ADJOURNMENT

There being no further business to come before the Planning Board, the Chairperson asked for a motion to adjourn. A motion to do so was made by Board member Alain Natchev and seconded by Board member John Rapetti. The motion was adopted unanimously by the Board members present. The Chairperson declared the Planning Board meeting adjourned at 8:00 p.m.

Respectfully submitted,

Joan Miller
Planning Board Secretary

Annexed document: ZBA attachment, 8/3/2016