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TOWN OF UNION VALE PLANNING BOARD
MINUTES OF THE REGULAR MEETING

July 11, 2019
7:30 pm

BOARD MEMBERS PRESENT: Board members, Pasquale Cartalemi, Scott Kiniry, Karl Schoeberl, Kaye Saglibene and Alain Natchev

Alternate Members and
Members absent: Acting Chairperson Pasquale Cartalemi, Board member Michael Mostachetti

Others present: none

CALL TO ORDER / DETERMINATION OF QUORUM

In the absence of Chairperson Kevin Durland, a motion was made by Board member Scott Kiniry to appoint Board member Pasquale Cartalemi as Acting Chairperson for the meeting, seconded by Board member Kaye Saglibene, unanimous vote of the Board members present.

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

BUSINESS SESSION

• **Meeting Agenda.**

Acting Chairperson Pasquale Cartalemi asked for a motion to accept the agenda as published, motion by Board member Scott Kiniry, seconded by Board member Alain Natchev, accepted unanimous vote of the Board members present.

• **Minutes.**

Acting Chairperson Pasquale Cartalemi asked for a motion to accept the minutes from the May 9, 2019 and June 13, 2019 regular meeting, motion by Scott Kiniry, seconded by Karl Schoeberl, and unanimous vote of the Board members present.

PUBLIC HEARINGS:

Lawrence Mattiello
115 North Smith Road
Lagrangeville, NY 12540
Parcel Site: 79 Styles Way
TMP# 6662-00-315346

Regular Meeting – 2
Lot Line Adjustment

Acting Chairperson Pasquale Cartalemi opened the continued public hearing, seconded by Board member Kaye Saglibene.

Acting Chairperson Pasquale Cartalemi stated that the Letter of Intention was distributed by the clerk on May 15, 2019, and the clerk noted that no comments were received from any interested agencies, except the

DRAFT

Town of Union Vale Town Board stating they have “no” interest in being lead agency, therefore, the Town of Union Vale Planning Board will be the lead agency for the Mattiello project.

Acting Chairperson Pasquale Cartalemi asked if the Board had any comments.

With no further comments from the public or Board, Acting Chairperson Pasquale Cartalemi asked for a motion to close the public hearing, motion by Board member Alain Natchev, seconded by Board member Scott Kiniry.

REGULAR SESSION (OLD BUSINESS\DECISION ON PUBLIC HEARING)

**Lawrence Mattiello
115 North Smith Road
Lagrangeville, NY 12540
Parcel Site: 79 Styles Way
TMP# 6662-00-315346**

**Regular Meeting – 2
Lot Line Adjustment**

**APPROVAL RESOLUTION LOT LINE ADJUSTMENT
(MINOR SUBDIVISION) PLAT
TMP # 6662-00-315346 & 6662-00-256381**

**Lawrence Mattiello
79 Styles Way
Lagrangeville, NY 12540**

**APPROVAL RESOLUTION LOT LINE ADJUSTMENT PLAT
*Town Code 192-7***

Date: July 11, 2019

Resolution #: 06-19

“I move that the Planning Board grant preliminary subdivision approval to the Lot Line adjustment application entitled **Mattiello Lot Line**, in the form of the following resolution dated **July 11, 2019**, subject to the following conditions:”

WHEREAS, a formal application for the approval of a Lot Line adjustment plat entitled **Mattiello Lot Line** has been submitted to the Planning Board by **Gary R. LaTour, P.E.** on **December 17, 2018** and

WHEREAS, the Planning Board assumed lead agency status following 30 days after circulation of said notice and

WHEREAS, the Planning Boards review of the submitted Environmental assessment form and any supplemental attachments, and for the reason set forth therein, the Planning Board hereby adopts a Negative Declaration pursuant to SEQRA, and

WHEREAS, the Planning Board, on **May 9, 2019**, adopted a resolution issuing a NOI (Notice of Intent) to involved agencies designating its intent to be lead agency in the Unlisted action subject to coordinated environmental quality review, pursuant to the State Environmental Quality Review Act (“SEQRA”), on its consideration of the application, and

DRAFT

WHEREAS, a public hearing was held and closed on the said subdivision application at the Town Hall in Union Vale, NY on **July 11, 2019**, and

WHEREAS, the requirements of Section 192-07 of the Subdivision Regulations and of Chapter 210 of the Zoning Code of the Town of Union Vale have been met by the applicant and as depicted on the Lot Line adjustment plat prepared by **Gary R. LaTour, P.E. dated December 17, 2018**,

NOW, THEREFORE BE IT RESOLVED, that the Planning Board issues its Approval of said Lot Line adjustment and authorizes the Chair to stamp and sign the Subdivision Plat for the **Mattiello Lot Line adjustment** and the Clerk to distribute copies thereof upon compliance by the applicant with such conditions as noted below within one hundred eighty (180) calendar days of the Planning Board’s adoption of this resolution:

1. Stamping of the Lot Line adjustment Plat as either a “non-jurisdictional subdivision” or “for filing purposes only” by the Dutchess County Health Department.
2. Submission of Lot Line adjustment Plat drawings in the number and form specified within Town Code Chapter 192, including thereon all required stamps, seals and certifications.
3. Payment of any outstanding fees and/or reimbursable amounts either presently due or as may be due to the Town of Union Vale, or which otherwise will be incurred related to review for compliance of the above conditions with respect to the submission, review and processing of this Application under Town Code Chapter 192, Subdivision of Land, and SEQRA.

Moved By: Board member Alain Natchev
Seconded By: Board member Scott Kiniry

Board member vote: 5

Aye	Member Pasquale Cartalemi	
Aye	Member Scott Kiniry	
Absent	Member Michael Mostachetti	
Aye	Member Karl Schoeberl	
Aye	Member Alain Natchev	
Aye	Member Kaye Saglibene	
	Alternate Member Ralph Mondello	n/a
	Alternate Member Lawrence Mattiello	n/a
Absent	Chairperson Kevin Durland	

and the Chairperson declared the Resolution:

Adopted 5 Denied 0

Resolution certified and filed:

Joan Miller
Land Use Secretary

July 11, 2019

DRAFT

REGULAR SESSION (NEW BUSINESS)

**Clove Valley Rod & Gun Club
9 Club House Lane
Lagrangeville, NY 12540
TMP# 6761-00-873563**

**Regular Meeting – 1
Lot Line Adjustment**

Applicant Clove Valley Rod & Gun Club is proposing a lot line adjustment of 6.71 +/- acres from a 693 acre, reducing to 686 +/- acres (parcel TMP# 6761-00-873563, owned by Clove Valley Rod & Gun Club) to TMP # 6861-00-165488, increase from 19.81 +/- acres to 26.52 +/- acres (owned by Powell) in the RD10 district.

Mr. Brian Houston, L.S. was present representing the applicant. Mr. Houston explained that Mr. Powell would like to purchase approximately 6.71 acres from the Clove Valley Rod & Gun club to have a buffer for his existing house, from the Clove Valley Rod & Gun club property. Mr. Houston stated that this application does not require SEQRA, as per the new regulations from January, 2019, referencing SEQRA review of lot line adjustments.

Board member Kaye Saglibene asked if there is going to be any development on either property. Mr. Houston stated there will be no further development on either property involved in this lot line adjustment.

With no further questions or comments from the Board members present, Acting Chairperson Pasquale Cartalemi asked for a motion to set public hearing for the above stated application for August 8, 2019 at 7:35pm, motion by Scott Kiniry, seconded by Alain Natchev, unanimous vote of the Board members present.

**Kevin Warren
36 Turkey Run Road
Hopewell Junction, NY 12533
Parcel Site: 58 Pleasant Ridge Road Ext.
Poughquag, NY 12570
TMP# 6859-00-903925**

**Regular Meeting – 1
Subdivision – Minor**

Applicant is proposing to subdivide a 144 +/- acre parcel into two lots, which 116.5 +/- acres within the Town of Union Vale and 27.5 +/- acres within Town of Beekman. The proposed subdivision will create a 5 +/- acre lot (wholly in the Town of Union Vale) and reducing the existing TMP 6859-00-903925 lot to contain 136 +/- acres in the RA5 District.

Peter Sander, Staff Planner from Renna Engineering, was present, as well as Mr. & Mrs. Warren. Acting Chairperson Pasquale Cartalemi welcomed Mr. Sander and asked him to explain the project.

Mr. Sander explained that his client purchased a 144 acre lot of land that is situated at 58 Pleasant Ridge Road Extension, in the Town of Union Vale, in which 116.5 acres is located in the Town of Union Vale and 27.5 acres is located in the Town of Beekman. Mr. Sanders explained that there was an old house on the property as well as some accessory structures, to include a barn, shed, outbuildings and silos. Mr. Warren demolished the pre-existing primary dwelling (old house), a barn, shed, one silo and couple of outbuildings. Mr. Warren did keep the large barn, which is in the process of restoring and two silos.

The applicant is proposing to subdivide a 5 acre parcel off of the 144 acre lot, which is in front of the pre-existing barn, to have a house built for his son. The pre-existing barn and silos will stay with the larger parcel which will contain 139 acres after the subdivision.

Acting Chairperson Pasquale Cartalemi asked will the existing driveway access both lots, if so, is there going to be an easement access? Mr. Sanders stated that the existing lot is going to be used during restoration of

DRAFT

the barn and construction of the house to be built on the five acre lot, but will be cease once construction has stopped. Board member Scott Kiniry asked where are the two new driveways are going to be, are they going to be off the County road or the Town road? Mr. Sanders stated the two new driveways will be off the Town road. Board member Scott Kiniry stated the Planning Board needs to see them depicted on the proposed Subdivision map.

Acting Chairperson Pasquale Cartalemi asked the clerk to defer the application for review to the Town Attorney and Town Engineer regarding the setback for the buildable lot area distance to the pre-existing barn.

With no further questions or comments from the Board members present, Acting Chairperson Pasquale Cartalemi asked for a motion to set public hearing for the above stated application for August 8, 2019 at 7:40 pm, motion by Alain Natchev , seconded by Karl Schoeberl, unanimous vote of the Board members present.

REGULAR SESSION (OLD BUSINESS)

**Prosciutto Properties, Inc.
1867-1875 Route 55
Lagrangeville, NY 12540**

**Regular Meeting 2
Site Plan**

Applicant requesting discussion review of a proposed Site Plan for above referenced property.

Mr. Christian Moore, from KC Engineering was not present, but Mrs. Campanaro was present representing herself.

Mrs. Campanaro explained that she is here to find out what the Planning Board needs in order to get the plans ready for final submission.

Acting Chairperson Pasquale Cartalemi stated to Mrs. Campanaro that the Planning Board discussed the requirements for Site Plan approval with her Engineer at a previous Planning Board meeting earlier this year. Some of the Planning Boards concerns were specific to the parking and where the handicapped space was depicted behind a gate, number of parking spaces, the septic and well were not depicted, the number of bathrooms that were provided for each of the buildings, and what business was going to be conducted, automotive repair or retail sales of landscaping materials in which buildings.

After discussion with Mrs. Campanaro and the Board members present, it was concluded that Mrs. Campanaro's Engineer needs to submit a stamped engineer plan for Site plan to include, numbers 13, 15 & 16 of the Site Plan code requirements and the buildings that are on the rear adjacent owner (Crosswinds Equine) need to be removed from Crosswinds Equine and onto the Prosciutto property, and submitted by the July 18, 2019 agenda deadline, to be on the next Planning Board meeting.

DISCUSSION:

**Cross Orchards
Route 55
Lagrangeville, NY 12540
TMP # 6660-00-206503**

**Regular Meeting 2
Site Plan/SUP**

Applicant requesting discussion regarding proposed apartment complex.

Brian Stokosa, P.E., from M.A. Day Engineering, was present representing Cross Orchards, and presented the Board with a second proposed Site Plan for the Cross Orchards apartment complex. Mr. Stokosa stated he met with his clients and they have redesigned the plan to accommodate future commercial building pad

DRAFT

and 20 age restricted units and 75 non-age restricted units. Mr. Stokosa states that his clients have met with the Town Board, and the Town Board is in the process of reviewing/revising the Town code, which could be a lengthy process and his clients would like to start the process sooner than later.

Acting Chairperson Pasquale Cartalemi stated that he has met with the Town of Union Vale Supervisor, Betsy Maas and the Town Board is in the process of reviewing possible revisions to the Town code and masterplan, which take up to six months to complete. Mr. Cartalemi stated there are some hurdles with this current plan before the Planning Board, specifically, variances that would be required pertaining to the number of units allowed by the code and number of units proposed, as well as some other concerns.

After discussion among the Board members, the majority of the Board members consider this proposed development positive for the Town, there are some concerns regarding the overall planning of the project and how it fits with the current Master plan. The Board members expressed that the previous plan layout of the units, specific to the "green areas" was preferred over the newly revised 6/2/2019 submittal.

Mr. Brian Stokoa, P.E. stated that he will discuss the options with his clients, but may start the variance applications to keep the project moving forward, along with keeping conversations open with the Town Board regarding the Code changes to zoning in the TC district.

ADJOURNMENT:

Acting Chairperson Pasquale Cartalemi made a motion to close the meeting at 9:00 pm, seconded by Board member Scott Kiniry and unanimous vote of the Board members present.

NEXT MEETING / SUBMISSION DEADLINE

The next Regular Meeting of the Town Planning Board is scheduled to occur on **THURSDAY, August 8, 2019**. The Agenda for the meeting will close on **Thursday, July 18, 2019** at noon hour. Both new applications of any type and all continuing submissions regarding site plans, subdivisions, special permits or other agenda items to be considered at the meeting must be received in their entirety at the Planning Board Office in required number, with all required application fees paid and required escrow deposits made, not later than the close of agenda.

Respectfully Submitted,

Joan E. Miller
Planning Board Secretary / Clerk

Annexed documents:
Public hearing notices Mattiello