



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
July 14 2022 7:30 P.M.

Members Present: Chairman Pat Cartalemi, Members: Scott Kiniry, Kaye Saglibene, Anita Fina Kiewra, Michael Mostachetti, Karl Schoeberl & Alain Natchev

Others Present: Jim 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 June 9th meeting minutes.

CORRESPONDENCE

Chairman Cartalemi reads letter from Russell Bonk dated 7/12/2022 regarding Wade application.

Public Hearing

PROJECT NAME

PROJECT DETAILS

• **Sundlof Lot Line Alteration & Special Use Permit**

Owner/Applicant: Brian & Rhonda Sundlof
Location: 3155 Route 82 & 11 Verbank Village Rd Verbank NY 12585. Parcels 6662-00-353954 & 6662-00-419995

- Application for a lot line alteration & special use between lot #353954 & #419995. Proposed change will increase lot #353954 to be approximately 9.5 acres, and decrease lot #353954 to approximately #25.4 acres.

Meeting # 2

Chairman Cartalemi made a motion to open the public hearing, unanimously accepted by the board. Rhonda Sundlof, property owner summarized the details of the application, stating the change will increase their existing lot to approximately 9.5 acres and therefore create a conforming lot from a non-conforming flag lot.

Chairman Cartalemi asked if there was anyone from the public that wished to comment. The proposed purchasers of 11 Verbank Club Road commented that they had no objection to the request.

With no further comments, or questions from the Board chairman Cartalemi made a motion, unanimously accepted by the board to close the public hearing. Chairman Cartalemi read the following resolution which passed unanimously by the board titled:

TOWN OF UNION VALE PLANNING BOARD RESOLUTION OF APPROVAL

Town Code Chapter §192
Application of Sundlof Lot Line
Alteration

REGULAR SESSION / OLD BUSINESS

Chairman Cartalemi made a motion to enter executive session, unanimously accepted by the board.

PROJECT NAME

- **Wade Site Plan for historic structure**
Owner/Applicant: Glenn Wade
Location: On the Green, Verbank NY
12585
Parcel: 6663-20-912079

PROJECT DETAILS

- Application for site plan review to demolish historic train depot structure currently being used as storage.

Meeting #1

Chairman Cartalemi asked applicant and owner Glenn Wade to give details of his application. Mr. Wade indicated he intends on removing the structure and relocating it to his home in the Town of Lagrange. Chairman Cartalemi asked Mr. Wade what he would do with the property once the structure was removed and he stated he may give it to the neighboring property owner.

The Chairman commented that some of the items in the Short Environmental Assessment form were not answered which need to be done. The board will also check with Dutchess County Planning to see if approval is needed with them due to the proximity of the property to State Route 82.

Jim Nelson, attorney for Town of Union Vale stated that in the code of the Town of Union Vale there is a provision titled Certificate of Appropriateness which pertains to certain properties in the Hamlet district, and he will determine if and how this Certificate of Appropriateness does or does not apply the property. The matter was adjourned to the next meeting.

- **Kile Special Use Permit for accessory apartment**
Owner: Joseph & Jacqueline Kile
Applicant/ architect: Erik Wilson
Location: 19 Patrick Dr Lagrangeville
NY 12540
Parcel: 6761-00-027072
- Application for a special use permit to construct an 897 sqft addition to existing home for use as an accessory apartment with 1 bedroom

Meeting #1

Erik Wilson architect for the project began by describing the proposed structure. They stated they are proposing an addition to existing home for an accessory apartment approximately 897sqft in the RA-3 zoning, the lot is 2.3 acres, so the lot is undersized and does not meet the setback so will require a variance as well.

Mr. Wilson stated they would be eliminating one of the bedrooms in the home to compensate for the additional bedroom in the apartment. The apartment would be one level and connected by a covered breezeway to the existing house.

Town Attorney Jim Nelson discussed whether the use they are looking to create is allowed in the town code and advised the applicant to hold over the application so that he can determine if there are additional variances needed. Mrs. Kile, owner of the property and application stated that the neighboring property had received approval for a very similar project several years ago with no issue. Mr. Nelson stated its possible it was approved in error.

The board had a discussion with the applicant that the best option for now is to hold over the application so that the code section can be clarified and give time to speak to the Zoning Administrator George Kolb so that they may apply to the zoning board for the correct type and number of variances needed. With no further comments the matter was adjourned.

- **Mailler Lot Line Alteration**
Owner/applicant: Mark Mailler & Julia Mailler
Location: 60 Deer Pond Road, Verbank NY 12585
Parcel # 6763-00-549106 & 6763-00-551084
- Application for a lot line alteration & special use permit to increase parcel # 549106 by .009 acres in order to correct an error for existing well & driveway to be located on parcel rather than neighboring vacant parcel.
- Meeting # 1

Owner & applicant Julia Mailler began by explaining the details of their request. She explained that when they built the home they were unaware that the original survey was incorrect, and that in 2016 when they tried to sell their home, the purchasers had a new survey done and it was discovered that the original was incorrect and the well & portion of driveway was located on the neighboring vacant parcel. Mrs. Mailler stated they have now come to an agreement with the owners of the vacant neighboring parcel to purchase the .009 acres which would put the well & driveway on their property.

Jim Nelson, attorney for the Town stated that one issue that comes up is that the acreage in that zone is 10- acre and by removing a portion of the vacant property it makes it more non-conforming and the code does not allow this, and would need a variance from the Zoning Board.

Chairman Cartalemi commented that if they changed the lot line request slightly to not change the size of either property they would not require a variance.

Chairman Cartalemi asked the board if they had any additional questions, 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 a Lot Line Alteration & Special Use Permit located at 60 Deer Pond Road, Verbank NY Parcel # 6763-00-549106 & 6763-00-551084 and scheduled a Public Hearing on the Application for *Thursday August 11th at 7:35 pm* and directed the secretary to provide timely notice thereof.**

REGULAR SESSION / NEW BUSINESS

None

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 7:40 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday August 11th 2022**

The agenda will close on **July 21st, at 12:00 Noon**. Items for consideration at the **August** meeting must be received by that date.