

**DRAFT**

**UNION VALE PLANNING BOARD**

**Minutes of the Regular Meeting 7:30 pm**

**September 9, 2021**

Members Present: Chairman Pat Cartalemi Members: Scott Kiniry, Alain Natchev, Stephen Diamond, and Kaye Saglibene

Members Absent: Karl Schoeberl, Michael Mostachetti,

**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.

**CORRESPONDENCE**

None

**BUSINESS SESSION**

Board unanimously approved minutes from August 16, 2021 meeting.

**PUBLIC HEARING**

**Clove Valley Baker Property LLC**- 2130 Clove Rd. Parcel # 199211 & 323518. Owner: Arthur DeMoulas. Applicant/Contractor: Henry J. Welch. Applicant is requesting a special use permit for a two-story caretaker cottage to the height of 26’ 3” on parcel with existing primary home.

Chairman Cartalemi welcomed the applicant to give a brief overview of the proposed plan. Mr. Welch described the proposed structure’s location and size which had been discussed in the previous meeting. Chairman Cartalemi asked the public if they have any comments, with none, Chairman Cartalemi asked for a motion to close the public hearing which was passed unanimously.

The board had a brief discussion about the location of the cottage on the property being far from the road, and meets all the setback requirements. The applicant has a public hearing with the Zoning Board of Appeals for a height variance. Chairman Cartalemi offers the following Resolution, which passed unanimously by the board;

**RESOLUTION APPROVING CLOVE VALLEY BAKER PROPERTIES LLC ARTHUR DEMOULAS CARETAKER’S COTTAGE**

**REGULAR SESSION/NEW BUSINESS**

**Paul Trefz Subdivision & Special Use Permit**- 84 Still Road Poughquag NY 12570 Parcel #343211. Owner Paul Trefz. Applicant/Attorney- Jeffrey Rothschild, Esq. Applicant is seeking approval for the Subdivision of one (1) parcel of land currently 91.2 acres into two (2) lots. Lot 1 will be approximately 85.26 acres w/ existing dwelling & all site improvements. Lot 2 shall be new vacant lot of approximately 5.94 acres.

Chairman Cartalemi welcomed Jeffrey Rothschild, attorney for the applicant, to present the proposed plan. Mr Rothschild indicated the applicant is looking to subdivide a 91.2-acre lot to create a new vacant lot of approximately 5.94 acres. Mr. Rothschild stated the owner has no immediate plan to build on the created lot, but possibly build a house for a family member at some point. The Board discussed the neighbor at 56 Still road that the lot borders on all sides and suggested the owner reach out to the neighbor to inform them of their plans. The Board stated that the proposed subdivision meets all the requirements of the code for minor subdivision. Chairman Cartalemi asked for questions from the board, with none, the Chairman made a motion, which was passed unanimously by the Board, to accept the Application for a **Special Use permit & Minor Subdivision of Paul Trefz Subdivision at 84 Still Road Poughquag NY 12570 Parcel #343211** and scheduled a Public Hearing on the Application for *Thursday October 14th, 2021 at 7:35 pm* and directed the secretary to provide timely notice thereof.

**Calogero Lot Line Adjustment & Special Use Permit-** South Parliman Rd Parcel # 728564 & 749623. Owner- Patricia Calogero. Applicant/ Engineer-Rennia Engineering Design. The applicant is proposing to transfer 21.28- acres of Lot 2 to Lot 1. The proposed lot line adjustment will result in Lot 1 having a total acreage of 44.86-acres and Lot 2 having 8.73-acres.

Peter Sander of Rennia Engineering Design presented the application giving details of the location of the lot line alteration. Mr. Sander explained the owner resides on lot one with a single-family dwelling and is looking to expand the acres on the main lot. There are separate entrances for each lot and adequate frontage, which the lot line alteration does not affect. There was a discussion the surrounding Agricultural district which borders the property, but does not appear to affect the alteration being proposed. Chairman Cartalemi asked the Board for any questions, with none, the Chairman made a motion, which was passed unanimously by the Board, to accept the Application for **Lot Line Adjustment & Special Use Permit of Calogero property located at South Parliman Rd Parcel lots # 728564 & 749623** and scheduled a Public Hearing on the Application for *Thursday October 14th, 2021 at 7:40 pm* and directed the secretary to provide timely notice thereof.

**Bonavenia Enterprises LLC • Major Subdivision • Special Use Permit- Subdivision • Special Use Permit- Commercial store • Site Plan Review- Commercial Store** 797-805 Clapp Hill Rd Parcel #437115. Owner- Laurie Bonavenia. Engineer/ Brian Stokosa. The applicant is proposing a 12 Lot Subdivision from existing 45.83-acre lot. Subdivision will include 10 two-family dwellings, a deli at the intersection of East Noxon & Clapp Hill Rd & a preexisting nonconforming commercial use located at the southern boundary.

Chairman Cartalemi asked the applicant to present the proposed subdivision. Brian Stokosa, engineer on the project began by showing the intended layout of the property. There will be a total of 12 lots created by the subdivision. 10 lots will be used to build two-family dwellings, 1 lot will be the existing commercial use, and 1 lot will be used as new commercial for a delicatessen. Mr Stokosa continued to state that 6-lots on East Noxon Rd will have common driveways to reduce the amount of interference with the county road. The lot on the corner of East Noxon Rd & Clapp Hill Road will be where the commercial deli is going to be. There will be two entrances to this lot, one from each road, with a parking area. Mr. Stokosa added that they intend to install a public water supply to avoid as much disturbance to the wetland area. The plan is to create a private entrance with a cul-de-sac on the Clapp Hill portion of the subdivision for access to those 4 lots.

The board had questions regarding the existing use of the lot, which contains a dwelling, and several accessory structures used to store mining equipment and various other vehicles & equipment. Member Kiniry commented that the radius at the end of the proposed private entrance from Clapp Hill Road seemed quite small and suggested making it larger. He also asked Mr. Stokosa if there were intentions to create a HOA to care for private road, in which he replied they would consider creating one that would be overseen by the owners of the property it served. There was a discussion about what the intended layout of the two-family dwellings would be, in which the applicant stated they would like to build them as a two story on one side with garage, and some with single-story living & garage on the other side to perhaps appeal to a mother-daughter type of property. There is a discussion about the use of the proposed commercial lot, and the maximum size of the structure which cannot exceed 2,000 square feet. The Board reviewed the code requirement for the minimum commercial size required as part of the subdivision, and indicated that the existing commercial lot (lot 12) would not be accounted towards the required acreage needed, and suggested that Mr. Stokosa attribute enough acreage to the commercial deli lot to make sure it conforms with the requirements of the code. The dwelling lots must meet the RA 1.5 minimum lot area, and seem to meet that requirement as per the plan. With no more questions or comments from the Board, Chairman Cartalemi recommended to the applicant to revise to the plan as suggested by the Board, and have a planner brought in to review the details of the proposed subdivision. The plan will require SEQOR review and approvals from Dutchess County Planning as well.

### **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 8:17 PM.

The next regular/public meeting of the Zoning Board of Appeals is scheduled for **Thursday October 14<sup>th</sup> 2021 at 7:30 PM.**

The agenda will close on **September 23<sup>rd</sup> 2021, at 12:00 Noon.** Items for consideration at the **October** meeting must be received by that date.



**RESOLUTION APPROVING CLOVE VALLEY BAKER PROPERTIES LLC ARTHUR DEMOULAS  
CARETAKER'S COTTAGE**

The Town of Union Vale Planning Board hereby acts as follows in the matter of an Application known as Clove Valley Baker Properties LLC Arthur DeMoulas Caretaker's Cottage for a Special Use Permit;

**WHEREAS**, the proposed construction of a caretaker's cottage to be located on the second floor approximately 1750 square feet of habitable space of a detached garage located at 2130 Clove Road in the Town of Union Vale in the RD-10 Zoning District, the Caretaker's Cottage as described or otherwise depicted on "Application for Caretakers Cottage" plan ("the Plan"); submitted by S & P ARCHITECTS, P.C dated July 12, 2021; and

**WHEREAS**, the requirements for a special use permit in Chapter 210, Section 210-56-B(3), of the Code of the Town of Union Vale have been met, except as waived by the Planning Board, and

**WHEREAS**, the caretaker's cottage satisfies all setback requirements specified in the District Schedule of Area and Bulk Regulations for a principal structure within the zoning district.

**WHEREAS**, a public hearing on this application has been duly noticed and held on September 9, 2021; and

**NOW THEREFORE, BE IT RESOLVED**, that the issuance of a special use permit for this Caretaker's Cottage as shown on the Plan annexed is a Type II Action requiring no SEQR review, and

**BE IT FURTHER RESOLVED**, that after considering the Code Enforcement Officer's Zoning Determination Letter of June 15, 2021, and the materials and comments received by this Board, the issuance of a special use permit entitled Caretakers Cottage at 2130 Clove Road Lagrangeville, New York 12540 is approved, and the Zoning Administrator may issue the necessary permit(s) subject to compliance with the conditions noted below.

Conditions of special use permit approval shall be as follows:

1. **Approval from Town of Union Vale Zoning Board of Appeals for requested 6' 3" height variance.**
2. **Access from the public roadway to the caretaker's cottage is provided in common with the principal dwelling & adequate off-street parking.**
3. **Dutchess County Health Department approval has been secured for water supply and sanitary sewage arrangements to serve the caretaker's cottage, such facilities to be independent of facilities serving the principal dwelling.**
4. **Payment of any outstanding fees.**

The preceding resolution was offered by Board Member Kiniry, who moved its adoption, seconded by Member Natchev.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Member Diamond	Aye_√__	No____	
Member Kiniry	Aye_√__	No____	
Member Mostachetti	Aye____	No____	ABSENT
Member Natchev	Aye_√__	No____	
Member Saglibene	Aye_√__	No____	
Member Schoeberl	Aye____	No____	ABSENT
Chairperson Cartalemi	Aye_√__	No____	
Ayes_5__			
Noes_0__			
Dated: <u>9/9/2021</u>			

**I, Emily Cole, Land use secretary of the Town of Union Vale DO, HEREBY CERTIFY that the foregoing is a true copy of a resolution offered and adopted at the meeting of the Town Board, held on 9/9/2021.**



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Land Use Secretary, Emily Cole