

TOWN OF UNION VALE PLANNING BOARD

MINUTES OF REGULAR MEETING

JUNE 15, 2016

Board Members Present: Chairperson Kevin Durland, Board Members Pasquale (Pat) Cartalemi, Michael (Mike) Mostaschetti, Alain Natchev, Scott Kiniry, John Rapetti and Karl Schoeberl

Alternate Members Present: Kaye Saglibene

Alternate Members Absent: Rallph 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 April 20, 2016 Regular Meeting Minutes. A motion was made by Board member John Rapetti, 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 Town Planner's Meeting Notes. Upon motion by Board member Mike Mostachetti, second by Board member John Rapetti 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 July 20, 2016.

REGULAR SESSION (APPLICATION SUBJECT OF PUBLIC HEARING)

None scheduled.

REGULAR SESSION (OTHER OLD BUSINESS)

None scheduled.

REGULAR SESSION (NEW BUSINESS)

Dennis Catalano on behalf of Paul Courtien, Owner – 136 Oswego Road – Special Use Permit

Mr. Courtien and Mr. Catalano were present and approached the Board to briefly explain what they were proposing. Mr. Catalano explained that he is the father-in-law to Mr. Courtien and is also the builder of this project.

The Clerk advised the Board that the Zoning Board of Appeals accepted the Courtien application for three required variances for this proposed project at the Zoning Board of Appeals meeting on June 1, 2016 and has scheduled a public hearing for July 6, 2016.

Mr. Catalano explained that he and his wife are planning on moving in with his daughter and son-in-law in this accessory apartment to help them with babysitting of their children as they both work.

Board member Scott Kiniry asked if there was Board of Health approval for the proposed accessory apartment. Mr. Catalano explained that the septic tank is 1250 gallons and it is approved for three bedrooms, they will be eliminating one bedroom upstairs and converting it into a den, then the third bedroom will be downstairs in the accessory apartment. Mr. Catalano explained that he and Code Enforcement Officer George Kolb have discussed this and Mr. Catalano understands the Board of Health procedure.

Board member Scott Kiniry also asked the applicant to bring back another Site Plan that clearly depicts the location of the additional foundation “bump out” with this addition/accessory apartment.

Board member Mike Mostachetti asked the applicant if there is a second story on the proposed addition; he stated it was not clear on the plans if it is going to be one story or two since a set of stairs is shown. Mr. Catalano explained that there will not be a second story; the accessory apartment will be one level.

Alternate Board member Kaye Saglibene asked is there enough parking for additional cars, and is there a walkway in the front of the house to access the front entrance of the primary dwelling. Mr. Catalano stated that there is adequate parking for four or more cars and there is an existing walkway to enter the primary dwelling located on the front of the house.

Board member Pasquale Cartalemi noted there are conflicting dimensions stated on the material submitted and asked “what are the exact dimensions of the proposed addition? Mr. Catalano confirmed the proposed dimensions are 14' x 20' finished livable space.

With no further questions from the Board members present, Chairperson Kevin Durland read the following draft procedural resolution for the Board’s consideration:

Resolution under Town Code Chapter 210, Zoning
Processing of Application by Dennis Catalano on behalf of Paul Courtien, Owner
Special Use Permit (Accessory Apartment within Principal Dwelling)

“The Town of Union Vale Planning Board hereby acts as follows in the matter of an Application by Dennis Catalano on behalf of Paul Courtien, Owner, for Special Use Permit under Zoning Law Sections 210-10 and 210--56(B)(1) for 1-bedroom Accessory Apartment within Principal Dwelling proposed to be created through combination of conversion of existing enclosed garage area and construction of 320 s.f. addition to single-family dwelling on 1.08-acre TMP 18-6661-00-271994 at 136 Oswego Road within the RA-3 District, being the subject of an Application for Area Variances submitted to and accepted for processing by the ZBA on June 1, 2016, and as described or otherwise depicted within supporting information including a Short EAF Part 1 affirmed by Mr. Catalano, a prior Survey Map of May 11, 2001, by The Chazen Companies, and an unattributed Floor Plan depicting the layout of the proposed Accessory Apartment:

1. Accepts the Applications under Town Code Chapter 210, Zoning, as adequate for Planning Board, consultant and public review upon acknowledgment by the Applicant the Planning Board may not approve the Application unless the requested Area Variances are first granted by the ZBA.
2. Declares the Application be part of a Proposed Action within the classification of a ‘Type II Action’ for which further environmental quality review is precluded under SEQRA.
3. Schedules a Public Hearing on the Application for Wednesday, July 20, 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 for individual notice to certain adjoining and/or otherwise adjacent owners.
4. Delegates Planning Board members Pasquale Cartalemi and Scott Kiniry to conduct a field visit to the site and report their observations concerning the Application at the time of Public Hearing.
5. Requires submission of a copy of the Application or other documentation submitted to the Dutchess County Health Department (DCHD) for approval of proposed on-site water supply and sanitary sewage arrangements intended to serve the Accessory Apartment with the understanding set forth that the Planning Board may not approve the Application for Special Permit with condition until such approval is granted by the DCHD.
6. Without prejudice to any input that may be received in response to referral, formulated based upon observations during field visit or otherwise received at 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 July 20, 2016, or at such later occasion as may be timely."

A motion to adopt the above-stated Procedural Resolution was made by Board member Pasquale Cartalemi and seconded by Board member John Rapetti.

The below roll call vote was taken by Chairperson Durland:

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

whereupon the Chairperson declared the Resolution:

Adopted 8 Defeated 0

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 Pasquale Cartalemi 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 7:55 p.m.

Respectfully submitted,

Joan Miller
Planning Board Secretary

