



**Town of Union Vale Planning Board**

*Town of Union Vale Town Hall  
249 Duncan Road  
Lagrangeville, NY 12540*

**Regular Meeting Agenda  
March 14<sup>th</sup> 2024 7:30 P.M.**

Planning Board Members:

Chairperson: Alain Natchev, Members: Scott Kiniry, Kaye Saglibene, Michael Mostachetti,  
Anita Fina Kiewra, Larry Knapp & Joshua Redinger

**I. CALL TO ORDER / DETERMINATION OF QUORUM**

**II. BUSINESS SESSION**

- Review the agenda
- Approve February meeting minutes

**III. CORRESPONDENCE**

- Letter dated March 7, 2024 from Rennia Engineering regarding Stein/Miralles subdivision application.
- Letter dated March 6, 2024 from George Kolb regarding ECS site work application.

**IV. PUBLIC HEARING**

**PROJECT NAME**

**Gellatly Subdivision**

Owner: Alexander Gellatly  
Applicant/Engineer: Jeffrey A. Econom  
Location: 118 South Smith Road  
Lagrangeville NY 12540  
Parcel: 6661-00-590665

**PROJECT DETAILS**

Application for the subdivision of 87.19 acres into two lots lot # 1 of 67.8 acres & lot 2 of 19.4 acres located in the RA3 zone.

Meeting # 2

**I. REGULAR SESSION / NEW BUSINESS**

**PROJECT NAME**

**James Intrieri garage sketch plat review**

Owner: Carol Ferris  
Applicant: James Intrieri  
Location: 3056 Route 82 Verbank NY  
12585. Parcel 6662-00-177724

**PROJECT DETAILS**

Application for site plan review for proposed 60' x 64' garage located in the NC district.

Meeting # 1

**PROJECT NAME**

**Stein/Miralles Subdivision**

Owner: William Stein  
Applicant: Daniele Miralles  
Address: 162 North Clove Road, Verbank NY  
12585  
Parcel #: 6662-00-962589

**PROJECT DETAILS**

Pre-existing dwelling- subdivision application to create new lot of 3-acres, existing lot will be 3.23-acres.

Meeting # 1

**I. REGULAR SESSION / OLD BUSINESS**

**PROJECT NAME**

**Ferris Subdivision Chestnut Ridge Road**

Owner/ applicant: Robert Ferris

Engineer: Day Stokosa Engineering

Location: Chestnut Ridge Road

Parcel: 6862-00-850200 & 6862-00-829083

**PROJECT DETAILS**

Revised Application 2 lot Sub-Division of the existing 37.2 Ac parcel referenced above. Lot 1 will be proposed at 21.70 Acres & lot 2 will be proposed at 15.50 Acres, a 50' wide access easement will also be provided. Located in the RD10 Zone.

Approvals needed:

- Minor Subdivision
- Special Use Permit- Subdivision

Meeting # 2

**II. OTHER BUSINESS**

- Discuss status on ECS Exerise application for site plan review. Please see letter dated March 6, 2024 from George Kolb regarding ECS site work application.

**III. ADJOURNMENT**

- **NEXT DEADLINE: March 21<sup>st</sup> 2024** (by Noon)
- **NEXT MEETING: April 11<sup>th</sup> 2024**



**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**  
**March 14<sup>th</sup> 2024**

Members Present: Chairperson Alain Natchev, Members: Anita Fina Kiewra, Kaye Saglibene, Scott Kiniry, Larry Knapp & Joshua Redinger

Members Absent: Michael Mostachetti

**CALL TO ORDER / DETERMINATION OF QUORUM**

Chairperson Natchev 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 approved meeting minutes from February 2024

**CORRESPONDENCE**

Letter dated March 7, 2024 from Renna Engineering regarding Stein/Miralles subdivision application.  
Letter dated March 6, 2024 from George Kolb regarding ECS site work application.

**PUBLIC HEARING**

**PROJECT NAME**

**Gellatly Subdivision**

Owner: Alexander Gellatly  
Applicant/Engineer: Jeffrey A. Econom  
Location: 118 South Smith Road  
Lagrangeville NY 12540  
Parcel: 6661-00-590665

**PROJECT DETAILS**

Application for the subdivision of 87.19 acres into two lots  
lot # 1 of 67.8 acres & lot 2 of 19.4 acres located in the RA3  
zone.

Meeting # 2

Chairperson Natchev made a motion to open the public hearing, unanimously accepted by the board.

Mr. Econom, engineer on the application went over the details of the subdivision. He stated this property is being re-subdivided, the vacant lot was previously board of health approved, and the owner is looking to construct a house for a family member on the vacant property. Chairperson Natchev asked if anyone from the public or board had comments or questions, with none chairperson made a motion to close the public hearing and offered the following resolution, which was unanimously approved by the board titled:

GELLATLY RESOLUTION  
SPECIAL USE PERMIT  
SUBDIVISION  
UNION VALE PLANNING BOARD  
TAX PARCEL 6661-00-590665  
118 SOUTH SMITH ROAD, LAGRANGEVILLE NY 12540

**REGULAR SESSION / NEW BUSINESS**

**PROJECT NAME**

**James Intrieri garage site plan review**

Owner/ Applicant: James Intrieri

Location: 3056 Route 82 Verbank NY 12585.

Parcel 6662-00-177724

**PROJECT DETAILS**

Application for site plan review for proposed 60' x 64' garage located in the NC district.

Meeting # 1

Chairperson Natchev welcomed the applicant and owner Mr. James Intrieri to discuss the application. Mr. Intrieri had been before the board in the past with a sketch plat review. Mr. Intrieri has stated that he has obtained an engineer for the garage design, all set back requirements are met, and he intends on using the garage as an accessory use to his existing automotive business. Chairperson Natchev asked if the board had any other comments or 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 the site plan application for the construction of a 60' x 64' accessory garage in the NC zone located at 3056 Route 82 Verbank NY 12585 Parcel 6662-00-177724 and scheduled a Public Hearing on the Application for *Thursday April 11<sup>th</sup> 2024 at 7:35 pm* and directed the secretary to provide timely notice thereof.**

**PROJECT NAME**

**Stein/Miralles Subdivision**

Owner: William Stein

Applicant: Daniele Miralles

Engineer: Brian Hildenbrand

Address: 162 North Clove Road, Verbank NY

12585

Parcel #: 6662-00-962589

**PROJECT DETAILS**

Pre-existing dwelling- subdivision application to create new lot of 3-acres, existing lot will be 3.23- acres.

Meeting # 1

Mr. Brian Hildenbrand, engineer on the application began by describing the proposed subdivision. He stated that they had recently gone before the Zoning Board of Appeals for two variances, one being for the frontage & one for the existing dwelling front yard setback. Chairperson Natchev stated the board received a correspondence from the Town Engineer, and that there would be several other approvals needed, such as Dutchess County Department of Public Works, Dutchess County Planning, Dutchess County Board of Health, and a SWPPP would also have to be provided. Mr. Natchev continued to state that in order to access the building site a driveway would have to be installed over a creek which is designated as a federal wetland & floodplain. Member Kiniry commented to the applicant to be sure that he does not include the wetlands as a part of the acreage as it does not count in this zoning district.

The board suggested the applicant continue to work on getting other approvals and bring back a revised application and corrected EAF. Application was adjourned.

**REGULAR SESSION / OLD BUSINESS**

**PROJECT NAME**

**Ferris Subdivision Chestnut Ridge Road**

Owner/ applicant: Robert Ferris

Engineer: Day Stokosa Engineering

Location: Chestnut Ridge Road

Parcel: 6862-00-850200 & 6862-00-829083

**PROJECT DETAILS**

Revised Application 2 lot Sub-Division of the existing 37.2 Ac parcel referenced above. Lot 1 will be proposed at 21.70 Acres & lot 2 will be proposed at 15.50 Acres, a 50' wide access easement will also be provided. Located in the RD10 Zone.

Approvals needed:

- Minor Subdivision
- Special Use Permit- Subdivision

Meeting # 2

Mr. Brian Watts from Day & Stokosa engineering described the changes that have been made since the last time they discussed the subdivision application. He explained that the revised application now is only a two-lot subdivision, there are no proposed building lot sites yet, just a proposed location of the driveways. The applicant would like to have a shared driveway, however the current code states that a shared driveway triggers a major subdivision. The board commented that the Town Board is in the process of discussing some changes to that requirement but no such change has been approved at this time. The board suggested the applicant show some more details, especially on the wetlands, and come back to the next meeting, the matter was adjourned.

### **OTHER BUSINESS**

The board had a discussion regarding the status of the open site plan application titled ECS Site Plan. The application is currently expired, and the board indicated he needed to submit an updated landscaping plan to get approval to extend his application.

### **ADJOURNMENT**

As there was no further business, a motion was made by the Chairperson Natchev and unanimously accepted by the Board, to adjourn the meeting at 8:25 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday April 11<sup>th</sup> 2024** the agenda will close on **March 21<sup>st</sup> 2024 at 12:00 Noon**. Items for consideration at the **April** meeting must be received by that date.

# **RENNIA ENGINEERING DESIGN, PLLC**

**CIVIL ▪ ENVIRONMENTAL ▪ STRUCTURAL**

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6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522  
Tel: (845) 877-0555 Fax: (845) 877-0556

March 7, 2024

Town of Union Vale Planning Board  
249 Duncan Road  
Lagrangeville, NY 12540

Attn: Mr. Alain Natchev, Planning Board Chairman

**Re: Town of Union Vale  
Stein-Miralles 2-Lot Subdivision & Special Use Permit  
162 North Clove Road  
Parcel #135400-6662-00-962589**

Dear Mr. Natchev and Planning Board members,

Pursuant to your request, we have reviewed the following documents submitted in support of the above referenced project:

- Applications for Subdivision Plat & Special Use Permit, dated 1/19/24
- Short Environmental Assessment Form, dated 12/27/23
- Notice of Zoning Determination, dated 11/27/2023
- 1-sheet drawing set entitled Miralles Overall Subdivision Layout, dated December 27, 2023, prepared by Hildenbrand Engineering, PLLC
- Map of Survey for Miralles, dated 2008

The applicant is proposing a 2-lot subdivision, which is also subject to a special use permit. The project is located in the Residential Acreage 3-Acre (RA-3) zoning district and is proposed to consist of 2-single family residential lots, 1-pre-existing and 1-new. The new lot will require an area variance due to not having enough road frontage and may require a variance for relief from the front setback for the existing residence. The new lot will also require wetland and floodplain crossing to access the house area.

## **Outside Agency Regulatory Approvals Required:**

- 1) Given that the proposed lot frontage for Lot 2 will not meet the requirement of 225-feet, an area variance will be required from the Zoning Board of Appeals (ZBA).
- 2) As per the zoning determination letter, the existing residence on lot 1 does not meet the 75-foot front yard setback, and may require a variance.
- 3) The approval of the Dutchess County Department of Behavioral and Community Health (DCDBCH) will be required for the water supply and wastewater disposal system.
- 4) If the project will disturb 1-acre or more of land, a basic Stormwater Pollution Prevention Plan (SWPPP) which includes erosion and sedimentation controls will be required, in accordance with NYSDEC GP-0-20-001.
- 5) Given the proximity to the County Road, a 239m referral will be required for the project.

**Re: Town of Union Vale  
Stein-Miralles 2-Lot Subdivision & Special Use Permit  
162 North Clove Road**

- 6) The proposed driveway access from County Route 9 (North Clove Road) will require approvals and permitting from the Dutchess County Department of Public Works.
- 7) To support the driveway access to the new house site, it is necessary to cross the Willow Brook Creek, which is designated as a Federal wetland, NYSDEC class C(TS) stream and part of a designated 100-year flood plain. This will be subject to Nationwide Wetland Permitting from the Army Corps. Of Engineers, NYSDEC Stream Disturbance Permit and Flood Plain Development Permit, from the Town of Union Vale.
- 8) To support the wetland permitting, it will be required to have the wetland boundaries delineated and mapped.

**General Comments:**

- 9) Given the extent of the work required to achieve the wetland/flood plain crossing for the proposed driveway, significantly more detail on the design will be required, showing the proposed grading, wetland crossing structure details and structure sizing calculations. Then the amount of site disturbance will need to be reevaluated.
- 10) Since the proposed driveway would exceed 500-feet in length, pull-offs and turnarounds that comply with State Fire Code section 511 will be required.

Please do not hesitate to contact me with any questions, (845) 877-0555.

Sincerely,



Thomas Harvey  
Project Engineer

Cc: George Kolb, CEO (via email)  
Richard A Rennia, P.E., Principal Rennia Engineering Design



## TOWN OF UNION VALE

### Building Department

249 Duncan Road

Lagrangeville, NY 12540

TEL (845) 724-5953 – FAX (845) 724-3757

E-Mail ~ [building2@unionvaleny.us](mailto:building2@unionvaleny.us)

C.E.O George A. Kolb Jr.

3/6/2024

To: Edward Stickter  
190 Barmore Rd  
Lagrangeville, New York, 12540

Re: Site work

Dear Mr. Stickter,

Significant time has elapsed for site work on your proposed building located at 1940 Rt 55. Your final approval for the site has not yet been given by the Planning Board. You are required to submit the following with-in 30 days of this notice. **Failure to provide these items may negate any prior approvals for your proposed site.**

1. Provide additional escrow fee of \$ 3,144.16
2. Provide landscaping plan as indicated in your last P/B meeting
3. Finalize your site plan and S.U.P with the P/B
4. Provide an actual time line for work to be completed.

Sincerely,

George Kolb  
Town of Union Vale C.E.O





GELLATLY RESOLUTION  
SPECIAL USE PERMIT  
SUBDIVISION  
UNION VALE PLANNING BOARD  
TAX PARCEL 6661-00-590665

118 SOUTH SMITH ROAD, LAGRANGEVILLE NY 12540

March 14<sup>th</sup> 2024

**WHEREAS**, an application was received from Alexander Gellatly, owner of the property located at 118 South Smith Road Lagrangeville NY 12540, Tax Parcel 6661-00-590665, to approve a subdivision of 87.19 acres into two lots lot # 1 of 67.8 acres & lot 2 of 19.4 acres at 118 South Smith Road, located in the RA3 zoning district, and

**WHEREAS**, the Applicants have submitted a Short Environmental Assessment Form dated October 21<sup>st</sup> 2023, an application for a Special Use Permit & Subdivision application dated November 26<sup>th</sup> 2023, a plat prepared by Jeffrey A. Econom, dated October 18<sup>th</sup> 2023 and

**WHEREAS**, on December 14<sup>th</sup>, 2023, this Board determined that this project was a Type II Action requiring no SEQR review, further determined after reviewing Code §§§192-7, set the matter for a January 11<sup>th</sup> 2024 public hearing, and rescheduled the matter for a March 14<sup>th</sup> 2024 public hearing and

**WHEREAS**, this Board having opened, conducted and then closed the public hearing on March 14<sup>th</sup> 2024,

**NOW**, on motion of Member Saglibene as seconded by Member Knapp a roll call vote was taken by the Chair to grant the Special Use Permit & Subdivision application as applied for, such approval being subject to the following conditions:

1. Payment of all fees.

Which votes were recorded as follows:

	<b>AYE</b>	<b>NAY</b>
Member Scott Kiniry	<u>✓</u>	_____
Member Kaye Saglibene	<u>✓</u>	_____
Member Michael Mostachetti	<u>Absent</u>	_____
Member Anita Fina Kiewra	<u>✓</u>	_____
Member Larry Knapp	<u>✓</u>	_____
Member Joshua Reddinger	<u>✓</u>	_____
Chairperson Alain Natchev	<u>✓</u>	_____

Whereupon the Chairman declared the Resolution: Adopted 6 Defeated 0

Resolution certified and filed:

  
\_\_\_\_\_  
Emily Cole, Land Use Secretary

3/14/2024  
Date

Should information presented by the Applicant or its Representatives either written or verbal, be found to be erroneous, the approval granted herein will be subject to invalidation by the Planning Board.

cc: Applicant  
Zoning Administrator  
Town Clerk  
Town Engineer  
Attorney to the Board