



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
December 8th 2022

Members Present: Chairman Pat Cartalemi, Members, Kaye Saglibene, Anita Fina Kiewra & Michael Mostachetti

Members Absent: Karl Schoeberl, Scott Kiniry & Alain Natchev

Others Present: Planning Board Attorney James 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 September 8th 2022 meeting minutes.

CORRESPONDENCE

Letter dated 12/8/2022 from KARC Planning Consultants regarding the Wade application.

Phone call recived from neighbors Ms. Demuro & Mr. Richwine at 22 on the Green requesting to be removed from the petition they signed in favor of removing the structure from the property.

Public Hearing

PROJECT NAME

PROJECT DETAILS

- **Bennett Ian Schlansky Lot Line Alteration**
 Applicant: Bennett Ian Schlansky
 Address: 3285 Rt 82 Verbank NY 12585
 Parcel #: 6662-00-680945
 Meeting # 2

Application for a lot line alteration to combine 2.38-acre dwelling parcel # 680945 & 1.38-acre vacant parcel # 651954 to form one 3.76- acre lot.

Chairman Cartalemi asked for a motion to open the public hearing made by Member Saglibene seconded by Member Mostachetti, and unnainimously approved by the board.

Mr. Schlansky explained his application is for a lot line alteration to combine 2.38-acre dwelling & 1.38-acre vacant parcel to form one 3.76- acre lot. He stated he has already received a zoning variance to install a garage on the property, however he realized he may need to set the garage closer to the side property line, and by combinging lots this would illimante any issues on the setback.

Chairman Cartalemi asked if anyone from the public had comments, with none he asked if anyone from the board had comments or questions. With no further comments, Chairman Cartalemi asked for a motion to close the public hearing, unanimously accepted by the board.

Chairman Cartalemi offered the following resolution, unninimously accepted by the board titled:

TOWN OF UNION VALE PLANNING BOARD
RESOLUTION OF APPROVAL
Town Code Chapter §192
Application of Schlansky Lot Line Alteration

REGULAR SESSION / OLD BUSINESS

PROJECT NAME

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

PROJECT DETAILS

- Application for site plan review to demolish a warehouse structure currently being used as storage.

Meeting #5

Kelly Libolt from KARC Engineering began by addressing the comment from the neighbor that they would rather see the structure remain on the property and be repaired rather than removed. Ms. Libolt explained that there was evidence provided that renovation was not an option, as it does still not allow for the structure to be used as the land does not allow for the installation of proper facilities, including a water source and sewage disposal system. She stated the engineers letter indicated that the structure can be relocated and rebuilt by reinforcing it. Chairman Cartalemi commented that the Towns Master Plan recommends preserving railroad remains. Ms. Libolt stated that the foundation will also be removed and the ground repaired. With no more questions from the board, Chairman Cartalemi offered the following motions;

“I move that the Planning Board decline zoning administrator Kolb’s offer to have the Planning Board determine that a Certificate of Appropriateness is not required. The Planning Board does not sit in review of determinations of the Zoning Administrator.

Moved by Member Saglibene, Seconded by Member Mostachetti, and carried and unanimously accepted by the Board.

I move that this Board determine that a SEQRA review is required because the Type II reuses/relocations referred to in the SEQR regulations, specifically in the SEQRA handbook, involve situations where the reuse of a structure will be on the same parcel, rather than moving it to and disturbing another by reason of which this is an unlisted action.

Moved by Member Saglibene, Seconded by Member Mostachetti, and carried and unanimously accepted by the Board.

I move that referral to the Dutchess County Department of Planning be made, with a full set of the application and SEQRA documents and this Motion, pursuant to Section §239-m of the General Municipal Law, because the requested Demolition Permit with a Certificate of Appropriateness is an “authorization” issued by the Planning Board pursuant to the Town Zoning Code.

Moved by Member Fina Kiewra, Seconded by Member Mostachetti, and carried and unanimously accepted by the Board.

I move that this Board determine that this application involves an Unlisted SEQR action, and that the Clerk provide notice to the Town of LaGrange of this Board’s intention to assume lead agency status for its environmental review.

Moved by Member Mostachetti, Seconded by Member Saglibene, and carried and unanimously accepted by the Board.

I move that a Public Hearing be scheduled for this application for a Demolition Permit with Certificate of Appropriateness pursuant to Town of Union Vale Zoning Code §210-46B(3) on January 12th, 2023, at 7:30 p.m., and that the Clerk post and publish a notice of this public hearing at least ten days prior to it.

Moved by Member Saglibene, Seconded by Member Mostachetti, and carried and unanimously accepted by the Board. “

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 8:05 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday January 12th 2023**

The agenda will close on **December 29th 2022 at 12:00 Noon**. Items for consideration at the **January** meeting must be received by that date.