

Town of Union Vale Planning Board
Regular Meeting Agenda
April 19, 2017
7:30 PM

CALL TO ORDER

- Determination of Quorum; Designation, if any, of participating Alternate Members

BUSINESS SESSION

- Review of Meeting Agenda
- Acceptance of Planning Consultant's Meeting Notes
- Review and Acceptance of Regular Meeting Minutes of March 15, 2017

PUBLIC HEARINGS:

Popovic Special Use Permit Review; 176 So. Smith Rd, Lagrangeville, NY 12540; Parcel Grid # 6661-00-559820; Owner: Gjon and Mrika Popovic; - This proposal involves a Special Use Permit; Site Plan and SEQR Review to construct a 602 square foot (SF) ground mounted solar system on a single-family lot. The site is located in the RA-3 (Residential 3) zoning district on a 6.2-acre site; and the proposed action is a Type 2 Action under SEQR.

1. Applicant Presentation of Special Use Permit and Plans
2. Planning Board Discussion of Special Use Permit including potential visibility
3. Planning Board receives report about site visit observations from the Planning Board members who visited the site
4. Planning Board holds public hearing
5. Acknowledgement there are no comments from the Dutchess County Planning Department
6. Planning Board may consider the following actions:
 - a. Possibly closing the concurrent public hearings Special Use Permit and Site Plan review; and
 - b. Consideration of conditional approvals.

REGULAR SESSION (OLD BUSINESS) -

Hitsman Garage Kiniry Special Use Permit Review; 3389 Route 82, Verbank, NY 12585; Parcel Grid # 6663-20-850049; Owner: Scott Kiniry; - This proposal involves a Special Use Permit and SEQR Review to use the existing 3,164 gross square foot (SF) building and to construct a 984 SF canopy. The site is located in the NC (Neighborhood Commercial) zoning district on a 0.76-acre-site; and the proposed action is a Type 2 Action under SEQR.

1. Planning Board Discussion of Special Use Permit and Site Plan, including a possible variance
2. Planning Board discussion of comments from the Dutchess County Planning Department (April 6, 2017); and Incomplete Application requiring resubmittal
3. Planning Board may consider the following actions:
 - a. Planning Board Action to resubmit referral to the Dutchess County Planning Department with needed elevations and other materials;
 - b. Possible Planning Board Action on the Special Use Permit and Site Plan to:
 - i. Set public hearings for May 17, 2017; OR
 - ii. Defer setting public hearings;
 - c. Possible Planning Board action to delegate Board members to conduct a field visit to the site and report their observations at the next meeting; or at the time of the Public Hearing

Habiague – To be determined depending on available information. *The Planning Board may wish to move this item to be a later item on the agenda.*

REGULAR SESSION (NEW BUSINESS) – See next page

REGULAR SESSION (NEW BUSINESS)

Prosciutto Site Plan Review; 1867-1875 Route 55, Union Vale, NY 12540; Parcel Grid # 6660-00-384427; Owner: Prosciutto Properties, Inc.; - This proposal involves a Site Plan and SEQR Review to use two existing 2,590 and 2,730 gross square foot (SF) buildings and to construct display and storage areas, a patio area and parking areas. An existing truck and trailers storage is proposed to remain. The site is located in the TC (Town Center) zoning district on a 2.0-acre-site; and the proposed action is an Unlisted Action under SEQR.

1. Applicant Presentation of conceptual Site Plan
2. Planning Board conducts sketch plan conference and determines that the project requires full site plan review
3. Planning Board directs Town Engineer and Town Planner to set Escrow fee amount and Town of Union Vale Code Enforcement Officer to notify and collect, from the applicant, the required Escrow amount set forth.

ADJOURNMENT

NEXT MEETING / SUBMISSION DEADLINE

The next Regular Meeting of the Town Planning Board is scheduled to occur on Wednesday, May 17, 2017. The Agenda for the meeting will close on Wednesday, April 26, 2017 at noon hour. Both new applications of any type and all continuing submissions regarding site plans, subdivisions, special permits or other agenda items to be considered at the meeting must be received in their entirety at the Planning Board Office in required number, with all required application fees paid and required escrow deposits made, not later than the close of agenda.