



Town of Union Vale Planning Board

Town of Union Vale Town Hall

249 Duncan Road

Lagrangeville, NY 12540

Regular Meeting Agenda

October 14, 2021 7:30 P.M.

Planning Board Members:

Chairman: Pat Cartalemi, Members: Scott Kiniry, Alain Natchev, Steve Diamond, Karl Schoeberl, Katherine Saglibene and Michael Mostachetti

I. CALL TO ORDER / DETERMINATION OF QUORUM

II. BUSINESS SESSION

- Review the agenda
- Approve meeting minutes from September 9, 2021

III. CORRESPONDENCE

None

IV. PUBLIC HEARING

PROJECT NAME

PROJECT DETAILS

- **Paul Trefz Subdivision & Special Use Permit**
84 Still Road Poughquag. Parcel #343211. Owner Paul Trefz. Applicant/Attorney- Jeffrey Rothschild, Esq.
- **Calogero Lot Line Adjustment & Special Use Permit**
South Parlman Rd & W. Clove Mountain Rd. Parcel # 728564 & 749623. Owner- Patricia Calogero. Applicant/ Engineer- Rennia Engineering Design.
- 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.
- 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.

V. REGULAR SESSION / NEW BUSINESS

PROJECT NAME

PROJECT DETAILS

- **Steven Arnold Sketch Plat Review**
Bruzgul Road. Parcel #621304. Owner- Steven Arnold. Applicant/Engineer- Joseph Berger.
- Applicant is requesting a Sketch Plat Review on a proposed 5-lot subdivision off of Bruzgul Road.
- **Daniel Shiffman Special Use Permit**
141 North Clove Road. Parcel # 924685. Owner- Daniel Shiffman.
- Applicant is requesting Special Use Permit for a previously created apartment within a detached structure. ZBA approved for side yard setback.

VI. REGULAR SESSION / OLD BUSINESS
None

VII. ADJOURNMENT

- **NEXT DEADLINE: October 21, 2021** (by Noon)
- **NEXT MEETING: POSTPONE UNTIL WEDNESDAY NOVEMBER 17TH**
ORIGINAL MEETING (Veterans day) November 11, 2021

UNION VALE PLANNING BOARD

Minutes of the Regular Meeting 7:30 pm

October 14, 2021

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

Members Absent: None

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 September 9, 2021 meeting.

PUBLIC HEARING

PROJECT NAME

• **Paul Trefz Subdivision & Special Use Permit**
84 Still Road Poughquag. Parcel #343211. Owner Paul Trefz. Applicant/Attorney- Jeffrey Rothschild, Esq.

PROJECT DETAILS

• 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 addressed the applicant to give a brief description of the public. Mr. Rothschild, attorney on the application stated the Lot 1 will be approximately 85.26 acres w/ existing dwelling & all site improvements, and Lot 2 shall be new vacant lot of approximately 5.94 acres, he stated the owner has no immediate plan to build on the created lot, but possibly build a house at a later time. Chairman Cartalemi asked for comments from the public, in which a few neighbors to the surrounding property asked questions relating to any environmental impacts a potential new home would have on the area around them, owner Mr. Trefz stated there would be none. Chairman Cartalemi states to the board that they need to send notice to Dutchess County Planning to send out a 239 M for feedback because the property is located within 500 ft of a county road. Chairman Cartalemi states the board will keep the public hearing open until the next meeting in November to allow time for the County to respond to the application.

PROJECT NAME

• **Calogero Lot Line Adjustment & Special Use Permit**
South Parlman Rd & W. Clove Mountain Rd. Parcel # 728564 & 749623. Owner- Patricia Calogero. Applicant/ Engineer- Rennia Engineering Design.

PROJECT DETAILS

• The applicant is proposing to transfer acres of Lot 2 to Lot 1. The proposed lot line adjustment will result in Lot 1 having a total acreage of 43.100- & Lot 2 having 10.496-acres.

Chairman Cartalemi asked the Board for any questions. There was a discussion among the board that there was a slight change in the original map, increasing Lot 2 by an additional 2 acres. There were no additional comments from the board, Chairman Cartalemi asked for comments from the public, with none, the Chairman made a motion to close the public hearing and offered the following resolution titled;

TOWN OF UNION VALE PLANNING BOARD RESOLUTION OF APPROVAL

Town Code Chapter §192 Application of Patricia Calogero Lot Line Alteration, which was passed unanimously by the Board.

REGULAR SESSION/NEW BUSINESS

PROJECT NAME

• **Steven Arnold Sketch Plat Review**
Bruzgul Road. Parcel #621304. Owner- Steven Arnold. Applicant/Engineer- Joseph Berger.

PROJECT DETAILS

• Applicant is requesting a Sketch Plat Review on a proposed 5-lot subdivision off of Bruzgul Road.

Chairman Cartalemi welcomed applicant Joseph Berger to present the details of the subdivision. He described this is a 5-lot subdivision, on a 27.84-acre lot. Mr. Berger explained the two options for the subdivision being either private rd. with private drives, or creating a Town road w/ drives. In either case the drainage would be addressed. Chairman Cartalemi discussed the per-application meeting that was held previous to this meeting, there was a discussion with the applicant and the board weighing the options between installing a town road vs. private road. Chairman Cartalemi commented that a Town road seemed like the way to go, as there is often a lot of issues that come with creating private roads for the Town. There was also a brief discussion regarding wetlands in the area, the applicant stated he took the wetland area out of the calculation of acreage to meet the 3-acre zoning requirement, and also commented that the current owner intended on incorporating the existing wetland into the parcel he plans to build on for himself on Lot-2 which is roughly 27- acres. Chairman Cartalemi recommends to the applicant they submit a full application to review.

PROJECT NAME

• **Daniel Shiffman Special Use Permit**
141 North Clove Road. Parcel # 924685. Owner- Daniel Shiffman.

PROJECT DETAILS

• Applicant is requesting Special Use Permit for a previously created apartment within a detached structure.

Applicant was not present at the meeting, and the board will hold over the application until the November meeting.

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 **Monday November 15th 2021 at 7:30 PM.**

The agenda will close on **October 21st 2021, at 12:00 Noon.** Items for consideration at the **November** meeting must be received by that date.

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

The Town of Union Vale Planning Board on October 14, 2021, acting pursuant to Union Vale Town Code Chapter 192, Section 192-3(B)(2) hereby acts with respect to the Application of Patricia Calogero, for a Lot Line Alteration as to Tax Map Parcels 728564 and 749623 located on West Clove Mountain Rd and South Parlman Road, being within the RA-3 Zoning District, said lands being depicted on a plat prepared by RENNIA Engineering Design dated August 11, 2021, and revised October 6, 2021 said Application being a Type II action pursuant to 6 N.Y.C.R.R. 617.5(c)(16), and finds and determines as follows:

WHEREAS, the matter having come on before the Town of Union Vale Planning Board for a public hearing on October 14 2021, and closed on October 14, 2021

NOW, THEREFORE, be it resolved that the Town of Union Vale Planning Board determines that this is a Lot Line Alteration, and after having considered the Application, the fact that it is a Type II action for SEQR purposes, the presentations made during the public hearing and meetings of this Board, as well as all the documents submitted, does determine that this Application is approved, subject to:

1. Applicant submitting within 180 days the subdivision plat, and
2. Payment of all outstanding fees

NOW, a motion having been made and passed unanimously by the board, Whereupon the Chairman declared the Resolution: Adopted

Resolution certified and filed:



Emily Cole, Land Use Secretary

October 25, 2021

Date