



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

February 10th 2022

Members Present: Chairman Pat Cartalemi, Members: Alain Natchev, Scott Kiniry, Karl Schoeberl

Members Absent: Kaye Saglibene and Michael Mostachetti

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

The Board held over approving February 10th meeting minutes due to absence of present board members.

Chairman Cartalemi added to the agenda the recent Town Board resolution titled:

“PROPOSED LOCAL LAW # 3 – 2022 A LOCAL LAW ADOPTING A MORATORIUM ON THE CONSIDERATION OF APPLICATIONS FOR AND THE ISSUANCE OF APPROVALS, PERMITS AND VARIANCES FOR USES IN THE TOWN OF UNION VALE TOWN CENTER ZONE, AND FOR COMMON DRIVEWAYS AND PRIVATE ROADS IN THE TOWN.”

Chairman Cartalemi asked for a motion for authority from the board members to submit a letter to the Town Board to support the moratorium, which was passed unanimously.

REGULAR SESSION / NEW BUSINESS

PROJECT NAME

- Hodgkin’s Special Use Permit- Accessory apartment
Owner/Applicant: Austin Hodgkin’s
Location: 127 Brush Hill Rd Millbrook NY 12545. Parcel # 6862-00-370602

PROJECT DETAILS

- Application for special use permit for a (1) bedroom, (1) bath accessory apartment located within the main dwelling, approximately 975 sqft

Chairman Cartalemi invited owner of 127 Brush Hill Road, Mr. Austin Hodgkin’s to come up and provide details of the application. Mr. Hodgkin’s explained that he built the house, and later on added an accessory apartment of approximately 975 sqft including a kitchen, bedroom & bath. Chairman Cartalemi went through the requirements for a special use permit for accessory apartment, and found that the apartment met all the necessary criteria. The board commented that because the home is in contract for sale to have the new owner send in a letter acknowledging the home must be owner occupied, and it will be a condition of obtaining the CO.

Chairman Cartalemi asked for questions from the board, with none, the Chairman made a motion, which was passed unanimously by the Board, to accept the Application as an **Unlisted action under SEQR** for a **Special Use permit of Austin Hodgkin’s located at 127 Brush Hill Road Millbrook NY Parcel #370602** and

scheduled a Public Hearing on the Application for *Thursday April 14th at 7:35 pm* and directed the secretary to provide timely notice thereof.

PROJECT NAME

- Vilchek Special Use Permit- Accessory apartment
Owner/Applicant: Daniel Vilchek & Little Wolf Properties LLC
Location: 103 Duncan Rd Lagrangeville NY 12540. Parcel # 6759-00-195985

PROJECT DETAILS

- Application for special use permit for a (2) bedroom (1) bath accessory apartment within existing barn, approximately 725sqft

Chairman Cartalemi invited owner and applicant Glen Vilchek of Little Wolf Properties LLC to explain the request for Special Use Permit. Mr. Vilchek explained he wishes to install an accessory apartment approximately 725sqft in the existing barn on the property, which is about 1,800 sqft total for his son who intends on renting out the apartment to subsidize his expense while occupying the main home. Mr. Stokosa of Stokosa & Day engineering commented on behalf of the application they intend on getting Health Department approvals, and have provided the board with a rendering of the proposed apartment. Chairman Cartalemi stated that the information on record with the town states that the dwelling is 1,035sqft which would not meet the apartment size requirements. Mr. Vilchek explained that the dwelling is two floors and the square footage is incorrect, Chairman Cartalemi recommended that the Code Enforcement official submit a letter to the board confirming the square footage before the next meeting. Chairman Cartalemi went through the requirements for a special use permit for accessory apartment, and found that the apartment met all the other necessary criteria. Chairman Cartalemi asked the board if they had any other questions or comments, with none moved on to the next application.

PROJECT NAME

- Young Judaea Sprout Lake Camp Site Plan approval.
Applicant: Helene Drobenare
Engineer: Brian Stokosa
Location: 6 Sprout Lake Camp Verbank, NY 12585. Parcel # 6662-00-229857

PROJECT DETAILS

- Application for site plan amendment to include proposed 40' x 60' open seasonal pavilion.

Mr. Stokosa engineer on the application began by describing the proposed pavilion the camp wishes to construct on the property, which will be a 40' x 60' open air pavilion which will be in line near the tennis courts. The pavilion will be used for activities for the camp while providing cover from the elements. Chairman Cartalemi reviewed the code requirements and there were questions about the height of the structure which is roughly 16', after discussion the Board finds it is conforming. The proposed project met all the other code requirements.

Chairman Cartalemi asked the board if they had any questions or comments, 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 a Site Plan Amendment located at Young Judaea Sprout Lake Camp, 6 Sprout Lake Camp Verbank NY Parcel # 229857** and scheduled a Public Hearing on the Application for *Thursday April 14th at 7:45 pm* and directed the secretary to provide timely notice thereof.

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 8:11 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday April 14th 2022**

The agenda will close on **March 24th 2022, at 12:00 Noon.** Items for consideration at the **April** meeting must be received by that date.