



Town of Union Vale Planning Board

Town of Union Vale Town Hall

249 Duncan Road

Lagrangeville, NY 12540

Regular Meeting Agenda

November 15, 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 October 14, 2021

III. CORRESPONDENCE

None

IV. 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.

V. REGULAR SESSION / NEW BUSINESS

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. ZBA approved for side yard setback.

VI. REGULAR SESSION / OLD BUSINESS

PROJECT NAME

- **Bonavenia Enterprises LLC Major Subdivision & Special Use Permit**
797-805 Clapp Hill Rd Parcel #437115. Owner- Laurie Bonavenia. Engineer/ Brian Stokosa.

PROJECT DETAILS

- The applicant is proposing a 12 Lot Subdivision from existing 45.83-acre lot. Subdivision will include 10 two-family dwellings, a deli at the intersection of East Noxon & Clapp Hill Rd & a preexisting non-conforming commercial use located at the southern boundary. Approvals needed:
 - Major Subdivision
 - Special Use Permit- Subdivision
 - Special Use Permit- Commercial store
 - Site Plan Review- Commercial Store

VII. ADJOURNMENT

- **NEXT DEADLINE: November 18, 2021** (by Noon)
- **NEXT MEETING: December 9, 2021**

UNION VALE PLANNING BOARD

Minutes of the Regular Meeting 7:30 pm

November 15, 2021

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

Members Absent: Stephen Diamond

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 October 14, 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. Chairman Cartalemi asked if the board had any comments or questions on the application, with none the chairman asked for comments from the public, with no comments Chairman Cartalemi offered the following resolution:

RESOLUTION OF APPROVAL TREFZ SPECIAL USE PERMIT & MINOR TWO-LOT SUBDIVISION

The resolution passed unanimously.

REGULAR SESSION / NEW BUSINESS

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. ZBA approved for side yard setback.

Chairman Cartalemi welcomes the applicant, owner of the application to give details of the requested special use permit. Daniel Shiffman explained the apartment has been in the detached garage for some time, and he is the new owner of the property and wishes to legalize the space. Chairman Cartalemi explained the previous owner got approvals for the necessary variances and began the planning board approval, but the property was not being owner

occupied at the time, so no further approval was granted. Mr. Shiffman stated that he and his family intend to use the apartment for family when they are visiting and the main dwelling will be owner occupied by them. The board discussed that the apartment should be made up to code to ensure it will pass inspection for Certificate of Occupancy. 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 for a **Special Use permit of Daniel Shiffman at 141 North Clove Rd Verbank NY Parcel #924685** and scheduled a Public Hearing on the Application for *Thursday December 9, 2021 at 7:35 pm* and directed the secretary to provide timely notice thereof.

REGULAR SESSION / OLD BUSINESS

PROJECT NAME

- **Bonavenia Enterprises LLC**
Major Subdivision & Special Use Permit
797-805 Clapp Hill Rd Parcel #437115.
Owner- Laurie Bonavenia. Engineer/ Brian Stokosa.

PROJECT DETAILS

- The applicant is proposing a 12 Lot Subdivision from existing 45.83-acre lot. Subdivision will include 10 two-family dwellings, a deli at the intersection of East Noxon & Clapp Hill Rd & a preexisting non-conforming commercial use located at the southern boundary. Approvals needed:
 - Major Subdivision
 - Special Use Permit- Subdivision
 - Special Use Permit- Commercial store
 - Site Plan Review- Commercial Store

Chairman Cartalemi welcomed the applicant Brian Stokosa, engineer on the application to go over any changes made since the last presentation. Mr. Stokosa went over the subdivision of the property, describing the division of the properties and the change of commercial space to total of 30.2% of the parcel. He continued to state he contacted Dutchess County Dept of Public Works in regard to the driveway entrances off East Noxon Rd and they seemed satisfied with the position of access points. There was a discussion regarding the existing commercial use and that it's intended use to be compliant with the Town Code. Mr. Stokosa went over the details of the shared driveway off Clapp Hill Rd. There was a discussion in regards to the shared driveway off Clapp Hill Rd, and setting up a district to include maintenance. The board suggested an alternative to the one shared driveway to serve the 4-lots, they would like to see shared driveways to only 2-lots entering from Clapp Hill Rd, as similar to the lots off East Noxon Rd. The area will be a public water supply, which appeases the Health Department with minimum environmental impacts. The applicant stated that they expect the deli to do very well for that area. The applicant will update the plan to show the change in shared driveways, and speak with George Kolb, Building Officer on the uses allowed in the pre-existing commercial space.

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 8:15 PM.

The next regular/public meeting of the Zoning Board of Appeals is scheduled for **Monday December 9, 2021 at 7:30 PM.**

The agenda will close on **November 18, 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
TREFZ SPECIAL USE PERMIT
MINOR TWO-LOT SUBDIVISION
TAX PARCEL 6860-00- 343211, 84 STILL ROAD, POUGHQUAG**

DATE: 11/15/2021

WHEREAS, Paul Trefz, seeks to subdivide the above 91.2 acre parcel located in the RA-5 Zoning District in to two lots of 85.26 acres and 5.94 acres, and

WHEREAS, the applicant has submitted a subdivision application, a Short Environmental Assessment Form, an application for a special use permit, and a subdivision plat on June 17 2021, prepared by Michael A. Dalbo last revised May 28 2021, and

WHEREAS, this Board determined this to be an Unlisted Action for SEQRA purposes, determined to conduct a coordinated SEQRA review, and directed that notice of this Boards intent to serve as lead agency be circulated, which notice was forwarded to all involved agencies on September 9 2021, none of which responded, and

WHEREAS, on September 9 2021 this Board authorized the noticing of a public hearing for the special use permit and subdivision applications, and

WHEREAS, on October 14, 2021, the public hearing on the above applications was opened and concluded November 15 2021, and

WHEREAS, on November 15, 2021, this Board determined that granting these applications would not result in a significant adverse environmental impact and it authorized the execution of a SEQR Negative Declaration; and

WHEREAS, notice pursuant to General Municipal Law §239-m was given to the Dutchess County Department of Planning and Community Development, which on October 14, 2021 determined that this matter was of local concern, and that it had no objection to this Board serving as Lead Agency; and

NOW, BE IT RESOLVED THAT, that this minor subdivision application is approved, and the application for a special use permit is also approved, both approvals being subject to the following:

1. Submission by the applicant within 180 days of a subdivision plat in acceptable form for execution by the Chairperson, and
2. Payment of all outstanding fees, and

3. Based on this Board's determination that it would not be appropriate to require that parkland be set aside in this subdivision, that the applicant pay a one-lot cash in lieu of land recreation fee into the Town of Union Vale for deposit into the Recreation Trust Fund in the amount of \$4,000.00, which condition is based on creation of additional burden upon the Town's recreational facilities caused by residential development, and

NOW, on motion of Board member Kiniry as seconded by Board member Schoeberl the resolution passes unanimously.

Whereupon the Chairman declared the Resolution:

Adopted

Resolution certified and filed:



Emily Cole, Land Use Secretary

November 15, 2021

Date