

UNION VALE PLANNING BOARD
Minutes of the Regular Meeting
7:30 pm

July 8, 2021

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

Members Absent: Stephen Diamond, Karl Schoeberl

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 June 10th meeting.

PUBLIC HEARINGS

None

REGULAR SESSION / NEW BUSINESS

Tree of Life Village- Route 55 & Wisseman Rd Parcel #183585 Sketch Plat Review for mixed use nursery, retail & two multifamily structures on vacant land. Applicant: Robert Ritter, Owner: Deborah Picket

Chairman Cartalemi invited the first applicant on the agenda to present proposed site plan.

Mr. Ritter, contractor for the property, began by giving a description of the landscape of the lot and what the intended use will be. The proposal was of a mixed use occupancy. First the retail building for a plant & tree nursery, that would be located in a barn structure. Mr Ritter indicated that from the road you will be able to see the barn, and further back there would be two structures to be used as multifamily homes. Mr. Ritter said he intends the multi-family structures to have an estate look rather than an apartment look to them, perhaps even adding carport features. Mr. Ritter indicated the multifamily buildings would contain a total of 8 apartments each a 1,000 sqft unit with 1 bedroom, 1 bath. The tenets he plans to appeal to would be for senior residents to occupy the first level apartments, and single/couple residents on the second floor. Mr. Ritter commented that this type of multifamily residence appeals to residents who are looking for long term homes but do not come with the same high level of property maintenance that most of the dwellings in Union Vale typically have. He also mentioned it might be beneficial in the long run as New York State is often looking to Town's to create more multifamily residences. Mr. Ritter briefly went over the storm water plan & location of the trees.

There was a discussion about recreation space, and open space requirements in relation to the size of the buildings, parking lot and facilities to the size of the lot. The board commented that it seems that there would be adequate space for the proposed project, and Mr. Ritter would calculate and include that information on the final plan for review.

Board member Alan Natchev asked if there was any intention for low-income housing for these apartments, the applicant said that was not the intended use, he hopes to find tenants for long term occupancy.

Chairman Cartalemi asked Mr. Ritter if he had made any contact with the D.O.T. in regard to the entrance from Route 55, Mr. Ritter stated he had not yet contacted them. Chairman Cartalemi suggested that he should contact them as soon as he can to review the traffic flow that the new structures would bring to the road and the entrance to the buildings. Mr. Ritter indicated he would potentially like to add an alternate entrance from Wisseman Rd for trucks to be able to load and carry away purchased retail.

The board commented that it seemed like a lovely project, and suggested Mr. Ritter should contact the D.O.T and submit a formal application indicating further detail on the recreational space & entrance from Route 55 to the Planning Board to move forward.

Liberty View- Bruzgul Rd & Liberty Way Parcel # 790300 Sketch Plat Review for subdivision of parcel into (2) lots to support single-family dwellings. Engineer/ applicant: Michael Gillespie, Owner & applicant: Colin Martin & Andrew Comatos

Chairman Cartalemi invited the applicant to start discussion. Michael Gillespie engineer on the project began by describing the entire area of Liberty Way & previous subdivision, Bruzgal Heights. The previous Bruzgal Heights subdivision was a four-lot subdivision approved several years ago on Liberty Way and the lot they are looking to subdivide from one to two parcels was not included in the original subdivision. There was a drainage easement district set up for all the lots located on Liberty Way, including the ones proposed by Mr Gillespie, and the potential subdivision and construction on these lots would alleviate the cost burden to the fellow neighboring properties in the drainage district. The plan shows two lots, one lot is 3 acres meeting the lot & bulk requirements per zoning in the RA-3 zone, the second proposed lot is 2.33 acres which would need an area variance from the Zoning Board of Appeals.

Michael Gillespie continued to briefly discuss the plan for septic & well and the intention to apply to Board of Health for those approvals once getting approval from the Zoning Board of Appeals for an area variance.

Chairman Cartalemi stated the applicant should apply for the necessary area variance to the Zoning Board of Appeals before submitting a complete application to the Planning Board.

REGULAR SESSION / OLD BUSINESS

ECS Exercise- Route 55- Parcel # 466275. Applicant submitted a request for a 180 day extension of approved site plan which was granted March 12, 2020

Chairman Cartalemi read a letter sent by the applicant ECS Exercise, that due to the pandemic they are requesting a 180-day extension to previously approved site plan from March 12, 2020.

The Board unanimously approved the extension.

Adjournment

As there was no further business, Chairman Cartalemi asks for a motion to close meeting.

Unanimously accepted by the Board. Meeting adjourned at 8:30 PM.

Next meeting on **August 12th, 2021**:
Submission for new business closes **July 22nd, 2021** at 12pm

