



Town of Union Vale Planning Board

*Town of Union Vale Town Hall
249 Duncan Road
Lagrangeville, NY 12540*

Regular Meeting Agenda

May 11th 2023 7:30 P.M.

Planning Board Members:

Chairman: Pat Cartalemi, Members: Scott Kiniry, Alain Natchev,
Katherine Saglibene, Michael Mostachetti, Anita Fina Kiewra & Larry Knapp

I. CALL TO ORDER / DETERMINATION OF QUORUM

II. BUSINESS SESSION

- Review the agenda
- Approve meeting minutes

III. CORRESPONDENCE

None

IV. PUBLIC HEARING

None

V. REGULAR SESSION / NEW BUSINESS

None

VI. REGULAR SESSION / OLD BUSINESS

PROJECT NAME

- **Smith Ground Solar Special Use Permit**
Owner: Douglas & Jane Smith
Applicant: Kelly DiMarzo/ Solar Generation
Location: 10 October Circle Lagrangeville, NY 12570
Parcel: 6760-00-483424

PROJECT DETAILS

- Application for the installation of a 32.4 kw ground mounted solar array in the RD-10 zone

Meeting # 2

PROJECT NAME

- **Arnold Minor Subdivision**
Owner/Applicant: Steven Arnold
Engineer: Joseph Berger
Location: 1781 Bruzgul Road, Lagrangeville NY 12540
Parcel: 6660-00-621304

PROJECT DETAILS

- Application for a sketch plat review for a 3- lot subdivision of existing 27.84-acre residential lot located in the RA-3 zone.

Meeting #2

VII. OTHER BUSINESS

None

VIII. ADJOURNMENT

- **NEXT DEADLINE: May 25th 2023** (by Noon)
- **NEXT MEETING: June 8th 2023**



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
May 11th 2023

Members Present: Chairman Pat Cartalemi, Members: Kaye Saglibene, Anita Fina Kiewra, Alain Natchev, Scott Kiniry & Larry Knapp

Members Absent: Michael Mostachetti

Others Present: Planning Board Attorney James Nelson

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.

BUSINESS SESSION

The Board unanimously approved April meeting minutes.

CORRESPONDENCE

Letter from Town Board titled “*Arnold Subdivision Application (Bruzgul Road)*”

Public Hearing

None

REGULAR SESSION / OLD BUSINESS

PROJECT NAME	PROJECT DETAILS
<ul style="list-style-type: none">Smith Ground Solar Special Use Permit Owner: Douglas & Jane Smith Applicant: Kelly DiMarzo/ Solar Generation Location: 10 October Circle Lagrangeville, NY 12570 Parcel: 6760-00-483424	<ul style="list-style-type: none">Application for the installation of a 32.4 kw ground mounted solar array in the RD-10 zone Meeting # 2

Richard Countryman from Solar Generation gave more details in regard to the screening along Bruzugul Rd in front of the ground mounted solar panels. There was a discussion on whether or not this application only needs a special use permit, or also a site plan approval. Town attorney Jim Nelson reviewed the different sections of the code pertaining to ground mounted solar and concluded that when there is an ambiguity in the code it is up to the applicant’s discretion on which way to go. Member Kiniry commented that the Board also has the right to waive the site plan requirement. Chairman Cartalemi stated that there does not seem to be a downside to not requiring a site plan, as with the special use permit they are still able to include restrictions or conditions. The Zoning Administrator and Board members concurred.

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 the installation of a 32.4 kw ground mounted solar array in the RD-10 zone located at 10 October Circle Lagrangeville NY 12570 Parcel # 483424** and scheduled a Public Hearing on the Application for *Thursday June 8th 2023 at 7:45 pm* and directed the secretary to provide timely notice thereof.

PROJECT NAME

- **Arnold Minor Subdivision**
Owner/Applicant: Steven Arnold
Engineer: Joseph Berger
Location: 1781 Bruzugul Road, Lagrangeville NY 12540
Parcel: 6660-00-621304

PROJECT DETAILS

- Application for a sketch plat review for a 3-lot subdivision of existing 27.84-acre residential lot located in the RA-3 zone.

Meeting #2

Chairman Cartalemi welcomed the applicant Ms. Michele Zerfas, and read the letter the Planning Board received from the Town Board titled:

“Arnold Subdivision Application (Bruzugul Road)”

Chairman Cartalemi addressed the comments from the letter, stating the Town Board is in support of the driveway, the second comment addressing the new town code regarding conservation subdivisions. Chairman Cartalemi references Town Code Section 210(31)d, Mr. Thomas Harvey Town Engineer, stated that according to the definition, the common driveway triggers the requirement of a major subdivision. All major subdivisions must be designed in accordance with conservation subdivisions as per town code.

Chairman Cartalemi reviewed the additional items that would be needed to move forward with a conservation subdivision such as; C.A.C review, preservation of 50% of space, which the engineer stated should not be an issue. There was a discussion on which way to move forward. One being to move forward with the conservation subdivision, or remove the common driveway from the plan, which would change it back to a minor subdivision, however the applicant would have to get approval from Dutchess County for additional driveways. Ms. Zerfas stated having the common driveway is a good economic use, rather than installing additional entrances to the road.

Mr. James Nelson, Town Attorney commented that he does not believe it is possible to waive the conservation subdivision requirement. Chairman Cartalemi commented there needs to be a full analysis from the board & C.A.C. and documentation supporting how they would preserve the 50% open space, possibly through a conservation easement which according to code does not specify what the restrictions are. There was a discussion about the setbacks, which all seem to meet the requirement.

Chairman Cartalemi advised the applicant to talk with their client to discuss continuing the application as a conservation subdivision, or to remove the common driveway on the plan and submit as a minor subdivision. Chairman Cartalemi stated the code unfortunately does not specify how much of a common driveway, or how many lots are created through subdivision therefore Mr. Harvey supported the statement that any shared driveway will have to adhere to the requirements of a major subdivision. Chairman Cartalemi stated the board would accept the application to forward to the C.A.C. for review.

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 8:05 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday June 8th 2023** the agenda will close on **May 25th 2023 at 12:00 Noon**. Items for consideration at the **June** meeting must be received by that date.

TOWN OF UNION VALE

SUPERVISOR
Betsy C. Maas



TOWN COUNCIL
Kevin Durland
Perry Gusikoff
Kevin McGivney
John Welsh

**249 Duncan Road
Lagrangeville, NY, 12540
(845) 724-5600**

May 4, 2023

Pat Cartalemi.
Planning Board Chair

Re: Arnold Subdivision Application (Bruzgal Road)
Tax Parcel: 135400-6660-00-621304-0000

Dear Chairman Cartalemi:

On Wednesday, May 3rd the consultants for the Arnold Subdivision, Mr. Joe Berger and Ms. Michele Zervas, attended our Town Board Work Session to get the Board's input on the common driveway being proposed, as per the recommendation of Tom Harvey, the Town of Union Vale's Engineer.

The members of the Town Board reviewed the plan and noted the width of the 80-foot-long proposed driveway to be 22 feet wide, the two turn offs and circles enabling emergency vehicle the ability to easily turn around, which is a priority. The pavement of the "tee" will be completed in a manner consistent with town road specifications, which all members are in support of as well.

After reviewing many of the points made by Mr. Harvey in his Review dated April 12th, 2023, such as required referrals, general comments and the erosion control/driveway profile components, there was little else for us to add to the conversation. The only points we discussed with Mr. Berger that seemed to be outstanding were:

1. As a Major Subdivision, consistent with Town Code section 210-31 D. (2), "Applicability of Conservation Sub-division" the Arnold Subdivision will be a Conservation Subdivision and designed accordingly, with 50% open space including a site analysis. Mr. Berger did not think the 50% requirement would be an issue.
2. We discussed the need, under the Martin Act, to have the NYS Attorney General approve a specific maintenance plan as it pertains to the common driveway before they would get a permit from the Building Department to commence work. Mr. Berger was aware of the requirement and said that before spending his client's money on legal fees, they want to be fairly certain the project would be approved.

With everyone quite satisfied with the plan and Mr. Berger's knowledge of the few outstanding items to be taken care of, we wished them good luck.

If you have any questions or desire additional comments about our conversation, feel free to contact any member of the Town Board.

Sincerely,

A handwritten signature in cursive script that reads "Betsy Maas".

Betsy Maas

Cc: Councilman Kevin Durland
Councilman Perry Gusikoff
Councilman Kevin McGivney
Councilman John Welsh
George Kolb, CEO