



# Town of Union Vale Planning Board

*Town of Union Vale Town Hall*

*249 Duncan Road*

*Lagrangeville, NY 12540*

## Regular Meeting Agenda

**December 9, 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 November 15, 2021

**III. CORRESPONDENCE**

None

**IV. PUBLIC HEARING**

**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.

**V. REGULAR SESSION / NEW BUSINESS**

None

**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. OTHER BUSINESS**

Review and approve 2022 meeting schedule

**VIII. ADJOURNMENT**

- **NEXT DEADLINE: December 23, 2021** (by Noon)
- **NEXT MEETING: January 13, 2021**

# **UNION VALE PLANNING BOARD**

Minutes of the Regular Meeting 7:30 pm

**December 9, 2021**

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

Members Absent: Stephen Diamond, Kaye Saglibene

## **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 November 15, 2021 meeting.

## **PUBLIC HEARING**

### **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 was like that when they bought the property back in the summer and he wishes to legalize the space. 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. There was a motion to open the public hearing, Chairman Cartalemi asked if there were comments from the public or board members, with none, a motion to close the public hearing is made and passed unanimously. Chairman Cartalemi offered the following resolution titled:

## **SHIFFMAN ACCESSORY APARTMENT RESOLUTION APPROVING SPECIAL USE PERMIT**

The resolution passed unanimously.

## 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 commented that the new plan shows the previously proposed private driveway for 4-lot has been removed from the plan and replaced with only 2-lot shared driveways entering from Clapp Hill Rd. He explained this removes any issue with the private road turn-radius for fire apparatus. The board had a discussion regarding the wetlands in the front of those lots being a possible “self-created” wetland from the previous owner’s over-mining of the lot, and suggested to the applicant they explore alternatives with the DEC to see if that wetland can be eliminated from the parcel, which would create a less expensive more direct driveway route to the dwellings. Mr. Stokosa stated there is a proposed an office in the pre-existing commercial lot that is compliant with the code for permitted commercial use. He also stated they still have some work to do with the Health Department, and plan to submit a rendering of the deli for review at the next meeting as well.

### 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 7:48 PM.

The next regular/public meeting of the Zoning Board of Appeals is scheduled for **Monday January 13, 2022 at 7:30 PM.**

The agenda will close on **December 23, 2021, at 12:00 Noon.** Items for consideration at the **January** meeting must be received by that date.



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

December 9, 2021

**ACCESSORY APARTMENT WITHIN A PRIMARY DWELLING  
RESOLUTION APPROVING SPECIAL USE PERMIT**

**Date: 12/9/2021**

**WHEREAS**, a formal application for special use permit approval for the purpose of creating an Accessory Apartment (768 sq. ft. consisting of a one-bedroom apartment with kitchen and living room) located in the detached garage located at 141 N. Clove Rd, Verbank, New York 12585, in the Town of Union Vale, R-1.5 Zoning District, was submitted to the Planning Board by Daniel Shiffman, Owner of application; and

**WHEREAS**, the proposed work involves the creation of an accessory facility of less than 4,000 sq. ft. of gross floor space located in the detached garage, the apartment being detailed on the annexed September 27, 2021 “Accessory Apartment for Shiffman Residence” plan (“the Plan”); and

**WHEREAS**, the requirements for a special use permit in Chapter 210, Section 210-56-B(1), of the Code of the Town of Union Vale have been met, except as waived by the Planning Board, and

**WHEREAS**, a public hearing on this application has been duly noticed and held on December 9th, 2021; and

**WHEREAS**, consistent with Chapter 210, Section 56-B(1), the Applicant/ Owner have advised that the principal dwelling is intended to be owner-occupied, and have acknowledged that either the principal dwelling unit or the accessory apartment will forever be required to be owner-occupied, **NOW THEREFORE**,

**BE IT RESOLVED**, that the issuance of a special use permit for this Accessory Apartment as shown on the Plan annexed is a Type II Action requiring no SEQR review, and

***BE IT FURTHER RESOLVED***, that after considering the Code Enforcement Officer's Zoning Determination Letter of September 10, 2021, and the materials and comments received by this Board, the issuance of a special use permit entitled Accessory Apartment at 141 N. Clove Rd, Verbank New York 12585 is approved, and the Zoning Administrator may issue the necessary permit(s) subject to compliance with the conditions noted below.

Conditions of special use permit approval shall be as follows:

- 1. Building Department issuance of a Certificate of Occupancy for the Special Use Permit per the Plan, with wording on the C/O to include as a condition of the continuation of the Special Use Permit: Per "Chapter 210, Section 56-B(1), the principal dwelling unit shall be intended to be owner-occupied and either the principal dwelling unit or the accessory apartment will forever be required to be owner-occupied." Annual certification to the Zoning Administrator by the owner is required.**
- 2. Compliance with terms of Zoning Determination letter of September 10, 2021.**
- 3. Payment of all fees.**

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

	<u>Ayes</u>	<u>Nays</u>
Member Scott Kiniry	<u>X</u>	___
Member Kaye Saglibene	<u>absent</u>	___
Member Michael Mostachetti	<u>X</u>	___
Member Alain Natchev	<u>X</u>	___
Member Karl Schoeberl	<u>X</u>	___
Member Steve Diamond	<u>absent</u>	___
Chairman Pasquale Cartalemi	<u>X</u>	___

Resolution certified and filed:



\_\_\_\_\_  
Emily Cole  
Land Use Secretary

\_\_\_\_\_  
December 9, 2021