

UNION VALE PLANNING BOARD

Minutes of the Regular Meeting 7:30 pm

August 12, 2021

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

Members Absent: 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 July 8th meeting.

PUBLIC HEARINGS

None

REGULAR SESSION/NEW BUSINESS

Clove Valley Baker Property

2130 Clove Road

Lagrangeville NY 12540

Owner- Arthur DeMoulas

Applicant- Henry Welch.

Applicant is requesting a special use permit for the construction of a two-story caretaker cottage to the height of 26’ 3” on parcel with existing primary home.

Chairman Cartalemi welcomed applicant Henry Welch to present the proposed project. Mr. Welch began by explaining the construction details of the caretaker’s cottage. He explained there will be a barn storage area located on the lower level, with an apartment on the second floor for the caretaker to live. Mr. Welch stated the design of the building will require truss construction due to the width of the building which is proposed to be 35’ with 10’ ceiling height creating the pitch of the roof, therefore has a public hearing for a requested height variance with the Town of Union Vale Zoning Board of Appeals.

Chairman Cartalemi read the guidelines for Section 210-56B(3) and stated that with the proposed information all items appear to meet the requirements except *(c) Area and Bulk Regulations*; where there is a Public Hearing scheduled with the Zoning Board of Appeals for September 14th.

Chairman Cartalemi asked for any questions or comments by the board, with none, he offered the below resolution which was passed unanimously by the board.

“The Town of Union Vale Planning Board hereby acts as follows on the Application of Henry Welch, Clove Valley Baker Property, 2130 Clove Rd, Lagrangeville NY 12540

Accepts the Application for a Special Use permit for a caretaker’s cottage;

- 1. Classifies the application as “Type II Action” under NYCRR Part 617.5 and as such, is precluded from environmental review under SEQRA.*
- 2. Schedules a Public Hearing on the Application for Thursday September 9th, 2021 at 7:35 pm and directs the secretary to provide timely notice thereof.*
- 3. Advises the Applicant that all costs involved in notifying the Public shall be reimbursed to the Town of Union Vale.*
- 4. Advises the Applicant that a visit to the premises may -or- may not be scheduled.*

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 7:40 PM.

The next regular/public meeting of the Zoning Board of Appeals is scheduled for **Thursday September 9th 2021 at 7:30 PM.**

The agenda will close on **August 19, 2021, at 12:00 Noon.** Items for consideration at the **September** meeting must be received by that date.