

DRAFT

TOWN OF UNION VALE PLANNING BOARD

MINUTES OF THE REGULAR MEETING

September 12, 2019

7:30 pm

BOARD MEMBERS PRESENT: Chairperson Kevin Durland, Board members, Pasquale Cartalemi, Scott Kiniry, Alain Natchev, Michael Mostachetti, Karl Schoeberl and Kaye Saglibene

Alternate Members and Members absent: none

Others present: James Nelson, Esq., Town Attorney

CALL TO ORDER / DETERMINATION OF QUORUM

Chairperson Kevin Durland called the meeting to order at 7:30 pm and determined a quorum was present to conduct business.

BUSINESS SESSION

• **Meeting Agenda.**

Chairperson Kevin Durland asked for a motion to accept the agenda as published, motion by Board member Michael Mostachetti, seconded by Board member Pasquale Cartalemi and unanimous vote of the Board members present.

• **Minutes.**

Chairperson Kevin Durland asked for a motion to accept the minutes from the August 8, 2019 regular meeting, motion by Board member Pasquale Cartalemi seconded by Board member Alain Natchev, and unanimous vote of the Board members present.

PUBLIC HEARINGS:

Kevin Warren
36 Turkey Run Road
Hopewell Junction, NY 12533
Parcel Site: 58 Pleasant Ridge Road Ext.
Poughquag, NY 12570
TMP# 6859-00-903925

Regular Meeting – 2
Subdivision – Minor

Applicant is proposing to subdivide a 144 +/- acre parcel into two lots, which 116.5 +/- acres within the Town of Union Vale and 27.5 +/- acres within Town of Beekman. The proposed subdivision will create a 5 +/- acre lot (wholly in the Town of Union Vale) and reducing the existing TMP 6859-00-903925 lot to contain 136 +/- acres in the RA5 District.

Chairperson Kevin Durland made the motion to open the continued public hearing, seconded by Board Member Alain Natchev.

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Curtis Warren and his wife were present, as well as Peter Sanders, from Renna Engineering representing the Warrens.

Mr. Sanders explained after they made their first official submission, it was determined according to the Zoning Administrators letter dated in June, 2019 that a variance was needed for a front line setback from the new created 5 acre lot. Mr. Sanders made a submission to the Zoning Board of Appeals on September 3, 2019 for an interpretation for the line depicted, a side or front yard setback, after discussion the Zoning Board Appeals decided to set public hearing up for the October 1, 2019 meeting for an interpretation and/or a front yard area variance if the interpretation deemed the line to be a front line. After a phone call with the Zoning Administrator, George Kolb, on September 5, 2019, it was suggested, that if the lot was reconfigured to be somewhere else on the property, a variance may not be needed.

After discussion with his client, the Warrens decided to submit a new plan with the proposed 5 acre lot in a different location that meets all the setbacks from the accessory structure. Mr. Sanders also included in the submission a letter regarding agricultural status submittal, the Warrens have submitted, requesting to have both properties become part of the agricultural district in the near future.

Chairperson Kevin Durland stated that since this is a new plan and is just being submitted tonight, the Board had not had a chance to review it, he made the motion to continue the public hearing until the October 10, 2019 Planning Board meeting at 7:35 pm, seconded by Board member Michael Mostachetti, and unanimous vote of the Board members present.

Town Attorney James Nelson directed the clerk to re-notice the public hearing to the adjacent landowners, via regular mail and the applicant post the said public hearing sign five days prior to the public hearing.

Prosciutto Properties, Inc.
1867-1875 Route 55
Lagrangeville, NY 12540

Regular Meeting 2
Site Plan

Chairperson Kevin Durland asked for a motion to open the public hearing, motion by Board member Pasquale Cartalemi, seconded by Board member Alain Natchev.

Chairperson Kevin Durland welcomed the applicant, Patricia Campanaro and her son Chris Calgero.

Patricia Campanaro explained to the Board and public present that the original site plan was not able to located from the early 1990's, so she is presented the Board with a survey map depicting the current site with intended permitted uses, retail sales landscape materials and automotive repair. Ms. Campanaro explained that she has been working diligently with the Planning Board and George Kolb, Zoning Administrator to complete this process and feels as though they are near completion.

Chairperson Kevin Durland stated that the Board had some concerns regarding screenings that were adopted from an earlier Planning Board resolution dated in 2001. Board member Alain Natchev stated his opinion that if the previous Planning Board requested screening in front the fence along Route 55, then the Planning Board should implement that request. Board member Michael Mostachetti and Board member Kaye Saglibene were not in agreement with that, Kaye Saglibene expressed that the site look good the way it is with the fencing, just maintain the fencing and keep the grass mowed in front of it. Patricia Campanaro expressed concern that if there are plantings in front of the fence, it concerns her that the sight distance exiting the site might be inhibited. She further explained that if there are plantings in front of the fence there is not much room between the road and the fence and if the plantings grew wide, they would interfere with the right a way and obstruct sight distance.

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Chairperson Kevin Durland also mentioned that he had a discussion with George Kolb earlier today regarding the plantings and right away from a letter that George received from the NYS Department of Transportation. After much discussion between the Board members present and the applicant, it was suggested the applicant contact George Kolb, Zoning administrator to discuss the plantings and the NYSDOT letter that he received.

Chairperson Kevin Durland read into the record two correspondence that were received, written by Richard Cantor, Esq., one memo dated August 28, 2019 and another dated September 12, 2019, pertaining to the sale of sheds on the parcel. Chairperson Kevin Durland discussed this with Mrs. Campanaro that she would need to contact the Zoning Administrator regarding his determination on whether the sheds are classified as "landscape material" or not and if they are not, a special use permit would be required in order sell them.

Chairperson Kevin Durland reminded Mrs. Campanaro that an "operating use permit" will be required if a new tenant/lessee starts utilizing the premises, and she needs to see George Kolb for that.

After much discussion between the Board members and Mrs. Campanaro and her son, Chris, the Chairperson Kevin Durland directed Mrs. Campanaro to revisit the Site plan and possibly expand the storage area a bit, contact George Kolb, Zoning Administrator regarding the plantings & NYSDOT letter, Mr. Kolb's determination of the "sheds" being sold as "landscape materials", and operating use permit for new tenant.

Chairperson Kevin Durland asked for a motion to continue the public hearing until the October 10, 2019 meeting at 7:40 pm, seconded by Board member Kaye Saglibene and unanimous vote of the Board member present.

REGULAR SESSION (NEW BUSINESS)

**RRC Holding Inc.
11 Potter Lane, Lagrangeville, NY 12540
Site: Liberty Way, Lagrangeville, NY 12540**

**Regular Meeting 1
Subdivision**

The clerk stated that Povall Engineering submitted to the Zoning Board of Appeals for the September 3, 2019 meeting for two road frontage area variances, but there could not be any representation at the meeting, therefore the ZBA deferred action on the application until the October 1, 2019 meeting.

REGULAR SESSION (OLD BUSINESS)

None.

ADJOURNMENT:

Chairperson Kevin Durland made a motion to close the meeting at 8:45 pm, seconded by Board member Scott Kiniry and unanimous vote of the Board members present.

NEXT MEETING / SUBMISSION DEADLINE

The next Regular Meeting of the Town Planning Board is scheduled to occur on **THURSDAY, October 10, 2019**. The Agenda for the meeting will close on **Thursday, September 26, 2019** at noon hour. Both new applications of any type and all continuing submissions regarding site plans, subdivisions, special permits or other agenda items to be considered at the meeting must be received in their entirety at the Planning Board Office in required number, with all required application fees paid and required escrow deposits made, not later than the close of agenda.

Respectfully Submitted,

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Joan E. Miller
Planning Board Secretary / Clerk

Annexed documents:
Public hearings: Warren Subdivision
Prosciutto Properties