



## Town of Union Vale Planning Board

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

### Regular Meeting Agenda

**June 8<sup>th</sup> 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**

Letter dated June 1<sup>st</sup> 2023 from Jane Smith regarding Smith Ground Solar Application.  
Dutchess County 239 Planning/Zoning Referral - Exemption Communities for Smith application.

#### **IV. PUBLIC HEARING**

##### **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 # 3

#### **V. REGULAR SESSION / NEW BUSINESS**

##### **PROJECT NAME**

- **Bonavenia Enterprises Sketch Plat Review**  
Owner/ applicant: Bonavenia Enterprises/  
Laurie Bonavenia  
Engineer: Day Stokosa Engineering  
Location: E. Noxon Rd & Clapp Hill Rd  
Parcel: 6660-00-437115

##### **PROJECT DETAILS**

- Application for sketch plat review of a conservation subdivision located in the TC district.  
  
Meeting # 1

##### **PROJECT NAME**

- **Cross Orchards Sketch Plat Review**  
Owner/ applicant: Mac & Buck LLC  
Engineer: Day Stokosa Engineering  
Location: Route 55  
Parcel: 6660-00-206503

##### **PROJECT DETAILS**

- Application for sketch plat review of a conservation subdivision located in the TC district.  
  
Meeting # 1



**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**  
**July 13<sup>th</sup> 2023**

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

Members Absent: Kaye Saglibene

Others Present: 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 held over the meeting minutes until the next meeting.

**CORRESPONDENCE**

Letter dated 7/13/23 from Thomas Harvey, Renna Engineering, site plan amendment for ECS Exercise.

**Public Hearing**

None

**REGULAR SESSION / OLD BUSINESS**

**PROJECT NAME**

**PROJECT DETAILS**

- **ECS Exercise Sketch Plat review**  
Owner/Applicant: Ed Stickter  
Engineer: Willingham Engineering  
Location: Route 55, Lagrangeville NY 12540  
Parcel: # 466275

- Applicant submitted a sketch plat review for modified plans to approved plan dated 3/20/2023  
  
Meeting # 9

Mr. Towne, Willingham Engineering commented that the DOT has approved the required modification plan. He explained that the DOT has a covert which the site is draining in to, they would not allow any increase in flow to go to the existing covert. He continued that a drainage analysis was done to reduce flow rates, design a stormwater litigation measure & create a pond about one foot deep, which has satisfied DOT requirements. Chairperson Cartalemi read and discussed Mr. Harveys review letter, Renna Engineering, site plan amendment for ECS Exercise. In conclusion Chairperson Cartalemi advised Mr. Towne to include a barrier protection on the plan, such as boulders near the entry drive, and to address some of the other comments from the review letter.

Member Kiniry had some concerns about the width and turning radius in the parking lot, Mr. Towne stated he could present a turning template to show the maneuvering of vehicles, and commented that there was no real alternative to parking and that many of the spots would be occupied by the staff, whom spend significantly more time in the facility and do not create the same customer traffic. Mr. Towne indicated the entrance from route 55 was widened slightly to accommodate the DOT requirement, and that the DOT did not indicate that an island or turning lane would be necessary.

The Board clarified that the well was approved and has been drilled and has been existing for some time now, and that it is positioned higher in elevation than the septic. Member Natavav asked Mr. Towne if the DOT required the applicant to enter in to a stormwater-maintained agreement once the need for a pond was established. Mr. Towne indicated it was not required. Chairman Cartalemi indicated the building has not changed in size.

**VI. REGULAR SESSION / OLD BUSINESS**

**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 #3

**VII. OTHER BUSINESS**

None

**VIII. ADJOURNMENT**

- **NEXT DEADLINE: June 29<sup>th</sup> 2023** (by Noon)
- **NEXT MEETING: July 13<sup>th</sup> 2023**

There was a discussion regarding the limits of disturbance area depicted on the original plan which has now expanded to include the pond. Member Kiniry asked Mr. Towne how they intend to remedy that area near Route 55 which has now been disturbed. Mr. Stickter commented that he has photographic evidence there were several dead trees on that hill area, and that the DOT had been involved in removing a portion of those trees in combination with the applicant. Mr. Stickter explained that the DOT was working in the right away to remove those front dead trees. Member Kiniry was concerned that the area disturbed in the no disturbance area appeared to be more than just in the DOT right of way. Chairperson Cartalemi asked the applicant if they can provide a landscaping plan to show how they will restore that no disturbance area. Chairman Cartalemi indicated the plan does show some landscaping to be installed, but in addition to provide additional plan to reflect the area that has now been disturbed.

Mr. Stickter commented that the Building Department has issued a building permit for the site work. Chairperson Cartalemi advised the applicant to submit the items they discussed for the next scheduled Planning Board meeting and adjourned the matter.

### **PROJECT NAME**

- **Lanni Special Use Permit**  
Owner/ applicant: Jessica Lanni  
Architect: Michael Berta  
Location: 73 Patrick Drive Lagrangeville NY 12540  
Parcel: 999867

### **PROJECT DETAILS**

- Application for special use permit to construct and renovate existing garage into accessory apartment in the RA3 zone.  
  
Meeting # 1

Mr. Michael Berta, architect for the applicant began by describing the application. The plan is to expand the existing garage & build a breezeway and 1000 sqft one story addition to be used as an accessory apartment to the rear which will be served by its own septic system & tie into the existing well. He continued that the driveway will remain the same, the addition will be to the back of the house, and the existing house is at the end of a cul-de-sac so will be mostly hidden from the front view of the property.

Chairperson Cartalemi discussed the Town Code regulations on accessory apartments, which can be achieved one of two ways, by being a conversion of existing space, or done during new construction. He explained that since this is not being achieved by one of those two ways, as the application is presented it is not achievable. The Board advised the applicant to speak with the Code Administrator George Kolb to discuss building an addition to the home prior converting in to an accessory apartment to ultimately achieve the outcome they are looking for. Chairman Cartalemi also indicated according to Mr. Kolb's determination letter there would also need to be 1088 sqft area variance to enlarge the foundation footprint. The matter was adjourned until Chairman Cartalemi and the applicant have a chance to converse with George the best way to proceed.

## **REGULAR SESSION / OLD BUSINESS**

### **PROJECT NAME**

- **Vitale/DeConne/Bueti Deer Pond lot line alteration**  
Owner/Applicant: Rocco Bueti, Joan DeConne, John Vitale  
Engineer: Brian Stokosa  
Location: Deer Pond Road, Verbank NY 12585  
Parcel: 6660-00-621304

### **PROJECT DETAILS**

- Application for the consolidation of three lots located in the RD10 zone. Originally noted lots 2, 3, 4 will be consolidated into one lot (Lot A) for a total of 12.747 acres  
  
Meeting # 2

Mr. Stokosa, engineer on the application presented the changes made on the plan. He indicated that they will be consolidating lots 2, 3 & 4 into one lot (lot a) for a total of 12.747 acres which will now meet code zoning requirements. Mr. Stokosa also indicated all setbacks will be met, and that there will be proper town easements for snow removal.

Mr. Srokosa commented that the neighbors behind lot #1 intend on purchasing that lot to absorb into their existing property, however this was left out of this application as that will be presented at a later date in a different application. Attorney Jim Nelson commented that lots 2, 3 & 4 were substandard and this is a good solution for the applicants who are selling the lots.

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 Application for the consolidation of three lots located in the RD10 zone. Originally noted lots 2, 3, 4 will be consolidated into one lot (Lot A) for a total of 12.747 acres located at Deer Pond Road Parcel 6660-00-551084, 553061, 555043** and scheduled a Public Hearing on the Application for *Thursday August 10<sup>th</sup> 2023 at 7:35 pm* and directed the secretary to provide timely notice thereof.

### **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 8:15 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday August 10<sup>th</sup> 2023** the agenda will close on **July 17<sup>TH</sup> 2023 at 12:00 Noon**. Items for consideration at the **August** meeting must be received by that date.

Jane Smith  
10 October Circle  
Lagrangeville, N.Y. 12540  
845 724 3415  
jssmith1@optonline.net

June 1, 2023

Pat Cartalemi, Chair, and  
Members of the Union Vale Planning Board  
Union Vale Town Hall  
249 Duncan Road  
Lagrangeville, N.Y. 12540

Re: Smith Ground Solar Special Use Permit

Dear Planning Board Chair and Members:

I am writing to address the matter of screening in connection with the ground solar installation we have proposed. An urgent personal matter has come up and, regrettably, I will not be able to attend the public hearing on June 8.

The screening plan submitted on April 28, 2023, shows existing deciduous trees and proposed new conifers and native shrubs; it also identifies the species of the proposed new plantings. In making the species selections, we considered: whether the plants were native species and deer resistant; their potential height, width, and rate of growth; and their aesthetic appeal.

I have been advised that the best time for planting is in the fall, and am concerned that particular species identified in the plan may not be readily available at that time. Between now and then, we may also learn about alternative plants that are better suited to this project. We therefore ask that, to the extent screening is required as a condition of the special use permit, we are given some flexibility as to both the time of planting as well as the particular species to be planted. We can assure the Board that the same factors we applied in choosing the plants identified in the plan would be applied to any plants selected in the fall.

Thank you for your careful consideration of the application and this request.

Sincerely,

Jane Smith

cc: Richard Countryman, Solar Generation

# Dutchess County Department of Planning and Development

Fax Info Only	To	Date	#pgs
	Co./Dept.	From	
	Fax #	Phone #	

## 239 Planning/Zoning Referral - Exemption Communities

Municipality: **Town of Union Vale**

Referring Agency: **Planning Board**

Tax Parcel Number(s): **4834240000**

Project Name: **Smith Ground Solar**

Applicant: **Solar Generation**

Address of Property: **10-16-18 October Cir, Union Vale, NY 12540**

Please Fill in this section

### Exempt Actions:\* 239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

### No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

Exempt Action submitted for informal review

### Actions Requiring 239 Review

- Comprehensive/Master Plans
- Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- Rezoning involving all map changes
- Architectural Review
- Site Plans (all)
- Special Permits for all non-residential uses
- Use Variances for all non-residential uses
- Area Variances for all non-residential uses
- Other (Describe):

### Parcels within 500 feet of:

- State Road:
- County Road: **bruzgul road**
- State Property (with recreation area or public building)
- County Property (with recreation area or public building)
- Municipal Boundary
- Farm operation in an Agricultural District

Date Response Requested: **6/8/2023**

Entered By: **Cole, Emily**

\*These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.\*

### For County Office Use Only

## Response From Dutchess County Department of Planning and Development

### No Comments:

- Matter of Local Concern
- No Jurisdiction
- No Authority
- Withdrawn
- Incomplete - municipality must resubmit to County
- Exempt from 239 Review
- None

### Comments Attached:

- Local Concern with Comments
- Conditional
- Denial
- Incomplete with Comments- municipality must resubmit to County
- Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **5/16/2023**

Date Received: **5/16/2023**

Date Requested: **6/8/2023**

Date Required: **6/14/2023**

Date Transmitted: **6/7/2023**

Notes:

Major Project

Referral #: **ZR23-144**

Also mailed hard copy

Reviewer: