

Town of Union Vale Planning Board

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

**Regular Meeting Agenda
November 14th 2024 7:30 P.M.**

Planning Board Members:

Chairperson: Alain Natchev, Members: Scott Kiniry, Kaye Saglibene, Michael Mostachetti,
Anita Fina Kiewra, Larry Knapp & Joshua Redinger

I. CALL TO ORDER / DETERMINATION OF QUORUM

II. BUSINESS SESSION

- Review the agenda
- Approval of October meeting minutes

III. CORRESPONDENCE

None

IV. PUBLIC HEARING

PROJECT NAME

Gusikoff lot line realignment/ SUP
Owner/Applicant: Perry Gusikoff
Engineer: Povall Engineering
Location: 48 Chestnut Ridge Rd & 47 Seeley Road
Parcel: #6862-00-485065 & 6861-00-434887

PROJECT DETAILS

Application for proposed lot line realignment between the 2 parcels 48 Chestnut Ridge Road & 47 Seeley Road. Parcel #434887 will then be subdivided where Lot 1 will retain the existing house the newly proposed lot (Lot 2) will contain one single family home.

Meeting
2

I. REGULAR SESSION / NEW BUSINESS

None

II. REGULAR SESSION / OLD BUSINESS

PROJECT NAME

Arnold sketch plat review
Owner: Steven Arnold
Engineer: Joseph Berger
Location: 1781 Bruzgul Rd Lagrangeville NY
Parcel: #6660-00-621304

PROJECT DETAILS

Sketch Plat application for proposed subdivision of 27.84 acres with existing home (Lot 1 will be reduced to 3.19 acres), and create two additional lots (Lot 2, flag lot of 20.99 acres) and (Lot 3 of 4.37 acres) located in the RA3 zone.

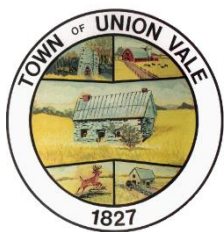
Meeting
2

III. OTHER BUSINESS

Discuss Town Code change for RD-10

IV. ADJOURNMENT

- **NEXT DEADLINE: November 21st 2024** (by Noon)
- **NEXT MEETING: December 12th 2024**



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
November 14th 2024

Members Present: Chairperson Alain Natchev, Members: Anita Fina Kiewra, Joshua Redinger, Scott Kiniry, Michael Mostachetti, Kaye Saglibene & Larry Knapp

CALL TO ORDER / DETERMINATION OF QUORUM

Chairperson Natchev 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 approved the August meeting minutes.

CORRESPONDENCE

None

PUBLIC HEARING

PROJECT NAME

Gusikoff lot line realignment/ SUP

Owner/Applicant: Perry Gusikoff

Engineer: Povall Engineering

Location: 48 Chestnut Ridge Rd & 47 Seeley Road

Parcel: #6862-00-485065 & 6861-00-434887

PROJECT DETAILS

Application for proposed lot line realignment between the 2 parcels 48 Chestnut Ridge Road & 47 Seeley Road. Parcel #434887 will then be subdivided where Lot 1 will retain the existing house the newly proposed lot (Lot 2) will contain one single family home.

Meeting #

2

Chairperson Natchev made a motion which was unanimously approved by the board, to open the public hearing. Mr. Bill Povall, engineer on the application began by explaining the details of the application which is a proposed lot line alteration between two existing lots parcel #485065 & Parcel 434887 (also referred to as lot #1), and then subdivide lot 1 to create a new lot (lot 2) for the future construction of a single-family dwelling for Mr. Gusikoff’s daughter. Lot 1 will retain about 20 acres, lot 2 will be approximately 16.14 acres including the lot line alteration from the current Gusikoff lot, which will then reduce that lot (Parcel #485065) to approximately 83.9 acres. The new parcels access would be off Chestnut Ridge Road which is a county road.

Mr. Poval explained the proposed home meets all lot setback requirements. With no comments from the public and no questions from the board, Chairperson Natchev offered the following resolution, which was unanimously approved by the board titled:

GUSIKOFF
SEQR, LOT LINE SPECIAL USE AND SUBDIVISION
RESOLUTION

SEQR AND SUBDIVISION

REGULAR SESSION / NEW BUSINESS

None

REGULAR SESSION / OLD BUSINESS

PROJECT NAME

Arnold sketch plat review

Owner: Steven Arnold

Engineer: Joseph Berger

Location: 1781 Bruzgul Rd Lagrangeville NY

Parcel: #6660-00-621304

PROJECT DETAILS

Sketch Plat application for proposed subdivision of 27.84 acres with existing home (Lot 1 will be reduced to 3.19 acres), and create two additional lots (Lot 2, flag lot of 20.99 acres) and (Lot 3 of 4.37 acres) located in the RA3 zone.

Meeting # 1

Mr. Berger, engineer on the application began by describing the subdivision. He stated the plan is to subdivide a property which has an existing home on it, and create two additional lots. He continued that each lot will have its own driveway from the county road. There was a discussion that each parcel would get its own SPDES permit so that at the time of construction each individual lot would be required to get approval through the DOT. Mr.

Thomas Harvey Town engineer read his review letter from November 11th 2024 that was submitted titled: Rennia Engineering RE: Arnold subdivision.

Chairperson Natchev directed the applicant to submit a full application and the board could then move forward in review. With no more comments or questions the matter was adjourned.

OTHER BUSINESS

The Board discussed Local Law Amending Zoning Code Article XI, §210-86, §210-56(E), and Attachment 210-3 relating to the Establishment of a Special Permit in the RD10 District for Catering Facilities with a Temporary Lodging Component and the Elimination of Conference Centers as a Permitted Use in the RD10 District. With the recommended revisions, the Town of Union Vale Planning Board unanimously agreed to a favorable recommendation to the changes proposed in the local law attached in document titled:

RE: LOCAL LAW NO. 2 OF 2024 FOR THE TOWN OF UNION VALE, NEW YORK A Local Law Amending Zoning Code Article XI, §210-86, §210-56(E), and Attachment 210-3 relating to the Establishment of a Special Permit in the RD10 District for Catering Facilities with a Temporary Lodging Component and the Elimination of Conference Centers as a Permitted Use in the RD10 District

ADJOURNMENT

As there was no further business, a motion was made by the Chairperson Natchev and unanimously accepted by the Board, to adjourn the meeting at 8:10 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday December 12th 2024** the agenda will close on **November 21st 2024 at 12:00 Noon**. Items for consideration at the **December** meeting must be received by that date.

GUSIKOFF
SEQR, LOT LINE SPECIAL USE AND SUBDIVISION
RESOLUTION
SEQR AND SUBDIVISION
TAX PARCELS 135400-6862-00-485065, 135400-6861-00-434887
48 CHESTNUT RIDGE ROAD AND 47 SEELY ROAD.
TOWN OF UNION VALE PLANNING BOARD

WHEREAS, the applicant/co-owner Perry Gusikoff seeks to realign the lot line between the above two (2) parcels in the RD10 Zoning District, one being 90.003 acres (135400-6862-00-485065), and the other being 30.050 acres (135400-6861-00-434887), and to then subdivide the 30.050 acre parcel as increased in size to 36.14 acres in to two (2) lots of 20.00 and 16.14 acres, all as shown on the Lot Line Realignment and Subdivision for Gusikoff plat prepared by Povall Engineering, PLLC., dated July 10, 2024, and

WHEREAS, this Board has received proof of publication of notice of a public hearing to be held on November 14, 2024 at the Town of Union Vale Town Hall, together with proof of mailing of Notice of the Hearing to other owners within 200 feet of the parcels and the placement of a notice sign at the property, all pursuant to Town Code §210-59A, and

WHEREAS, these applications have been referred to the Dutchess County Department of Planning and Development pursuant to General Municipal Law §239-m, and it has advised that it considers these applications to be exempt from the required referral,

NOW THEREFORE, be it resolved that the Town of Union Vale Planning Board determines this to be a Minor Subdivision and, after having considered the application, plat, Environmental Assessment Form, the presentations made during Board Meetings and the Public Hearing, which was opened, held, and closed on November 14, 2024, as well as all other documents submitted, and does further determine that:

- This application is for an Unlisted Action under the New York State Environmental Quality Review Act, and that

- This Board will conduct an uncoordinated environmental review of it, and
- After considering the Environmental Assessment Form, and the documents and proceedings detailed above, authorizes the Chairman to answer “No” to the questions in Part II of the EAF, and
- Determines that granting these applications will have no adverse environmental impacts, and authorizes the Chairman to execute a Negative Declaration, and

IT IS FURTHER RESOLVED, that these lot line, subdivision and special use permit applications are approved, subject to:

- Applicant submitting within 100 days the subdivision plat for execution by the Chairman, and
- Payment of all outstanding fees and reimbursable amounts due the Town of Union Vale, and
- Based on this Board’s determination that it would not be appropriate to require that parkland be set aside in this subdivision, that applicant pay a one-lot cash in lieu of land recreation fee to the Town of Union Vale for deposit to the Recreation Trust Fund in the amount of \$4,000, which condition is based on the creation of additional burden upon the Town’s recreation facilities caused by residential development, and

IT IS FURTHER RESOLVED, that the foregoing approvals are further subject to the approval by the County of Dutchess of the proposed driveway entrance to the newly created lot, and also to its approval of the water and waste water disposal system for that lot, and

NOW, on motion of Member Kiniry as seconded by Member Saglibene a roll call vote was taken by the Chairman.


	AYE	NAY
Member Scott Kiniry	_____✓_____	_____

Member Kaye Saglibene	<u>✓</u>	_____
Member Michael Mostachetti	<u>✓</u>	_____
Member Anita Fina Kiewra	<u>✓</u>	_____
Member Larry Knapp	<u>✓</u>	_____
Member Joshua Redinger	<u>✓</u>	_____
Chairperson Alain Natchev	<u>✓</u>	_____

Whereupon the Acting Chairman declared the Resolution:

Adopted	<u>7</u>
Defeated	<u>0</u>

Resolution certified and filed:



 Emily Cole, Land Use Secretary

11/14/2024
 Dated

RENNIA ENGINEERING DESIGN, PLLC

CIVIL ▪ ENVIRONMENTAL ▪ STRUCTURAL

6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522
Tel: (845) 877-0555 Fax: (845) 877-0556

November 11, 2024

Town of Union Vale
249 Duncan Road
Lagrangeville, NY 12540

Attn: Mr. Alain Natchev, Planning Board Chairman

**Re: Town of Union Vale
Arnold Major Subdivision
1781 Bruzgul Road
Parcel #135400-6660-00-621304**

Dear Mr. Natchev and Planning Board members,

The applicant of the above referenced project is looking to obtain subdivision approval for a 3-lot subdivision in the Residential Agricultural-3 (RA 3) district, with individual driveways proposed to serve each lot.

Pursuant to your request, we have reviewed the following documents submitted in support of the described project:

- Arnold Subdivision, Proposed Subdivision Narrative and revised Short EAF, dated 11/1/2024, prepared by Berger Engineering and Surveying, PLLC
- 5-sheet drawing set entitled Arnold Subdivision, dated 11/15/22, last revised 11/1/2024, prepared by Berger Engineering and Surveying, PLLC
- Notice of Zoning Determination, dated 10/23/2024

Regulatory Approvals/Referrals Required:

- 1) The approval of the Dutchess County Department of Behavioral and Community Health (DCDBCH) for the water supplies and wastewater disposal systems for each new lot will be required.
- 2) The EAF indicates 3.9 acres of disturbance. Since the project will disturb more than 1-acre, but less than 5-acres, a basic Stormwater Pollution Prevention Plan (SWPPP) consisting of an Erosion and Sediment Control plan will be required, in accordance with NYSDEC GP-0-20-001. This plan is required to be developed with a narrative statement for the project and including all information required in Appendix E of the 2016 New York State Standards and Specifications for Erosion and Sediment Control.
- 3) The proposed driveway entrances are subject to Dutchess County Department of Public Works (DCDPW) permitting. This seems to be acknowledged, based on plan sheet 4 of 5.
- 4) Given the proximity to the County Road and State Highway, a 239m referral will be required for the project.


**Re: Town of Union Vale
Arnold Major Subdivision
1781 Bruzgul Road
Parcel #135400-6660-00-621304**

General Comments:

- 5) In order for the project to meet the definition of a Minor Subdivision, it would require that each lot is served by an individual driveway. The elimination of the common driveway, from the prior submission now allows the project to be classified as a Minor Subdivision.
- 6) Common driveways are no longer being proposed. 12-foot-wide gravel drives are proposed to serve each lot and the proposed grading indicates that all driveway slopes will not exceed 8% slope, therefore paving of the driveways is not required.
- 7) The plans should clarify what the red circle on the driveway to lot 2 (just after station 4+00) represents, or have it removed.
- 8) The plans show the 2nd entry to lot 1 to be removed. Shouldn't the first entry be removed, as well?
- 9) While the plans note that the Town code that requires the driveways to be a minimum of 12-feet from a property line, the driveway to lot 2 appears too close near station 3+50.
- 10) The EAF indicates that the site may contain the Indiana Bat, so the plans should have notes included to address any required species protection measures or seasonal restrictions on tree cutting or other work.
- 11) The existing tree line is indicated in the legend on sheet 3 of 5, but no symbol is included and no treelines are shown on the plans. This should be corrected.

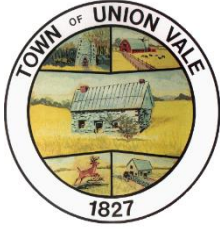
Please do not hesitate to contact me with any questions, (845) 877-0555.

Sincerely,



Thomas Harvey
Project Engineer

Cc: James Nelson, Esq. (via email)
George Kolb, CEO (via email)
Emily Cole, Land Use Secretary (via email)
Richard A Rennia, P.E., Principal Rennia Engineering Design
Joseph Berger, P.E., Berger Engineering and Surveying, PLLC



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Date: 11/14/2024

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The Town of Union Vale Planning Board has reviewed the proposed local law and the following are our comments on it:

1. Section 17(b) should be revised to read: No sign shall ~~not~~ be internally illuminated or electronic but may be indirectly illuminated, unless required by state law or code.

With the recommended revisions, the Town of Union Vale Planning Board unanimously agreed to a favorable recommendation to the changes proposed in the local law.

Emily Cole, Planning Board Secretary