

**TOWN OF UNION VALE PLANNING BOARD**

**MINUTES OF SPECIAL MEETING**

March 2, 2016

Members Present: Board Members Kevin Durland, Pasquale (Pat) Cartalemi, John Rapetti, Karl Schoeberl and Alain Natchev

Members Absent: Board Members Scott Kiniry and Michael Mostachetti

Others Present Alternate Board Members Ralph Mondello and Kaye Sagliabene:

**CALL TO ORDER / DETERMINATION OF QUORUM / STATUS OF APPOINTMENTS**

Chairperson Kevin Durland called the meeting to order at 7:00 pm and determined there was a quorum of more than four (4) Board Members present to conduct business. He reported that in absence of the Planning Consultant he would be serving as Acting Secretary / Clerk for purposes of recording this Special Meeting.

**BUSINESS SESSION**

**Acknowledgment of Town Board Appointments.** The Chairperson stated Alain Natchev has been appointed as a Board Member and both Ralph Mondello and Kaye Sagliabene as Alternate Board Members. He welcomed all to the Planning Board.

**Agenda.** The Chairperson stated the only scheduled Agenda items are acceptance of the Minutes of the Regular Meeting of February 17, 2016, and conduct of Public Hearing and related decision on the Application by Michael Orifici for a Certificate of Visual Compatibility Permit. In that the Minutes had not yet been distributed to all members, Chairperson Durland stated consideration of their acceptance would be deferred to the next Regular Meeting

**Announcement / Next Meeting.** The Chairperson stated the Planning Board will not meet on March 16, 2016; the next Regular Meeting will be on April 20, 2016.

**SPECIAL SESSION (OLD BUSINESS / PUBLIC HEARING)**

**Michael Orifici – 2643 Wingdale Mountain Road – Certificate of Visual Compatibility**

Upon motion by Board member John Rapetti, seconded by Alain Natchev, the Chairperson opened the Public Hearing on Michael Orifici's Application for Certificate of Visual Compatibility and stated the below Notice appeared in the Poughkeepsie Journal:

Notice of Public Hearing

The Town of Union Vale Planning Board shall conduct a Public Hearing on Wednesday, March 2, 2016, at 7:05 p.m. at the Union Vale Town Hall, 249 Duncan Road, on the Application by Michael Orifici for Certificate of Visual Compatibility under Town Code Chapter 210, Zoning, Sections 210-48(D)(4) in the matter of the proposed construction of a single-family dwelling and related site improvements on TMP 18-6860-00-721238 at 2643 Wingdale Mountain Road above elevation 750 ASL within the Rural Development (RD10) District. The Proposed Action has been classified as a Type II Action under SEQRA.

All those having an interest in the Application will be given an opportunity to be heard at the Public Hearing and may also submit comments in writing to the Planning Board Secretary not later than 12:00 noon on March 2, 2016. The Application and supporting information may be examined prior to the Public Hearing at the Town Hall during normal business hours.

By order of the Planning Board  
Kevin Durland, Chairperson

1T / Poughkeepsie Journal

Mr. Orifici again appeared before the Board and reviewed the site and building plans for his proposed single-family dwelling, reiterating the below summary of the project set forth in the February 17, 2016, Minutes:

*Mr. Orifici described his proposed two-story 5-bedroom dwelling with incorporated 4-car garage. Exterior building materials were described as hardi-plank and stone, with gray or similar earth-tone colors. Development of the site is to occur within a building envelope contained within zoning setbacks except for the access driveway from Wingdale Mountain Road. A 50 to 75 feet deep wooded buffer will be otherwise maintained along Wingdale Mountain Road and healthy trees preserved throughout the balance of the site except as removal is required to accommodate the construction. Both a Dutchess County DPW highway (driveway access) permit and Dutchess County Health Department design approval for on-site water supply and sanitary sewage arrangements secured.*

The Chairperson and Board member Pat Cartalemi reported on their field visit and stated they observed no visual or environmental concerns with the project as proposed.

There being no public comment of further comments from Planning Board members, the Chairperson accepted a motion from Board member Pat Cartalemi and seconded by Board member John Rapetti to close the Public Hearing. The Chairperson then closed the Public Hearing. .

The Chairperson then asked for the Planning Board's consideration of the below draft Approval Resolution as prepared by the Town Planning Consultant:

**Resolution under Town Code Chapter 210, Zoning  
in the matter of  
Approval of Application by Michael Orifici for Certificate of Visual Compatibility**

The Town of Union Vale Planning Board hereby acts as follows in the matter of an Application by Michael Orifici for a Certificate for Visual Compatibility under Town Code Chapter 210, Zoning, Section 210-48(D)(4)(b), for construction of a Single-Family Dwelling and installation of related site improvements on 3.2-acre TMP 18-6860-00—721238, an existing lot of record, at 2643 Wingdale Mountain Road in the Rural Development (RD-10) Zoning District as described or otherwise depicted within supporting information including a set of site and architectural plans prepared by M. Gillespie & Associates and D. Freeman, Architect, and dated October 21, 2015, and Mr. Orifici’s description on February 17, 2016, of both the intended colors of exterior building materials, being shades of gray or similar earth-tones, and the wooded buffer of healthy trees that will be maintained along Wingdale Mountain Road, the Proposed Action having been classified as a Type II under SEQRA:

1. Approves the Application for a Certificate of Visual Compatibility.
2. Authorizes the Code Enforcement Officer to initially issue a Building Permit and ultimately a Certificate of Compliance / Use for the intended work and proposed occupancy upon satisfaction of all other laws, codes, rules and regulations within the purview of the CEO and the completion of both building construction and the installation of related site improvements in accordance with the above-cited plans and statements by Mr. Orifici.

A motion to adopt the above-stated Approval Resolution was made by Board member Karl Schoeberl and seconded by Board member Pat Cartalemi.

The below roll call vote was taken by Chairperson Durland:

Member Pasquale Cartalemi	aye
Member Scott Kiniry	absent
Member Michael Mostachetti	absent
Member John Rapetti	aye
Member Karl Schoeberl	aye
Member Alain Natchev	aye
Chairperson Kevin Durland	aye

whereupon the Chairperson declared the Resolution:

Adopted	<u>  X  </u>
Defeated	<u>      </u>

Resolution certified and filed:

\_\_\_\_\_  
Kevin Durland  
Planning Board Chairperson / Acting Clerk

\_\_\_\_\_  
Date

**ADJOURNMENT**

There being no further business to come before the Planning Board, the Chairperson asked for a motion to adjourn. A motion to do so was made by Board member Alain Natchev and seconded by Board member Pat Cartalemi. The motion was adopted unanimously by the Board members present. The Chairperson declared the Planning Board meeting adjourned.

Respectfully submitted,

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Kevin Durland.  
Planning Board Chairperson