

TOWN OF UNION VALE PLANNING BOARD

MINUTES OF THE REGULAR MEETING

October 18, 2017

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

Alternate Members and Members absent: Board member Kaye Saglibene, Alternate Board Alternates John Rapetti and Ralph Mondello

Others present: no consultants were in attendance

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 Pasquale Cartalemi, seconded by Board member Karl Schoeberl, accepted unanimous vote of the Board members present.

Planning Consultant's Meeting Notes.

Chairperson Kevin Durland asked for a motion to accept the Planning Consultant's Meeting Notes, motion by Board member Pasquale Cartalemi, seconded by Board member Alain Natchev, accepted unanimous vote of the Board members present.

• **Minutes.**

Chairperson Kevin Durland stated the minutes of the September 20, 2017 regular meeting will be deferred until the November 15, 2017.

PUBLIC HEARINGS:

None.

REGULAR SESSION (NEW BUSINESS)

Malin Caretaker's Cottage Special Use Permit Review; 47 Deer Pond Road, Verbank, NY 12585; Parcel Grid # 6763-00-684059; Owner: Andrea Malin; - This proposal involves a Special Use Permit and SEQR Review to allow a 644 square foot (SF) caretaker's cottage to be located in the second floor of a detached garage. The site is located in the RD10 (Rural Development 10) zoning district on a 40.46-acre site; and the proposed action is a Type 2 Action under SEQR.

DRAFT

Chairperson Kevin Durland stated that all the bulk requirement of the Special Use Permit have been met, the applicant has already received Dutchess County Health approval for the septic and well for this detached structure, which are completely separate from the main dwelling. It has been determined by the Town Planner that it is a Type II unlisted action.

Chairperson Kevin Durland read the comment letters both from the Town Planner, which stated that the bulk requirements appear to have been met, and the Town Engineer’s comments were very limited, stating some permits would need to be acquired, but are from other agencies and not under the purview of the Planning Board. The Town Engineer also wanted the Board to be aware that this is a totally separate building from the main dwelling and does have its own septic and well.

Chairperson asked if there were any questions or comments from the Board, with no comments from the Board, the following draft resolution was offered for the Boards consideration:

Malin Caretaker’s Cottage Special Use Permit Review; 47 Deer Pond Road, Verbank, NY 12585; Parcel Grid # 6763-00-684059; Owner: Andrea Malin; - This proposal involves a Special Use Permit and SEQRA Review to allow a 644 square foot (SF) caretaker’s cottage to be located in the second floor of a detached garage. The site is located in the RD10 (Rural Development 10) zoning district on a 40.46-acre site; and the proposed action is a Type 2 Action under SEQRA.

D R A F T
Resolution: Determining SEQRA Type 2 Action; and
Set Special Use Permit Public Hearing for the
Malin Caretaker’s Cottage Special Use Permit

“The Town of Union Vale Planning Board hereby acts as follows in the matter of an Application known as the Malin Caretaker’s Cottage Special Use Permit under Town Code Chapter 210 Zoning for construction of caretaker’s cottage to be located in the second floor of a detached garage on a single family lot at a site located at 47 Deer Pond Road, Verbank in the RD-10 (Rural Development 10) Zoning District, as described or otherwise depicted within supporting information including site plans prepared by Michael Gillespie, PE, dated August 21, 2017:

1. Determines that the Proposed Action is a Type 2 Action as per the New York State Environmental Quality Review Act (SEQRA) as per the regulations in NY CRR Part 617 sections 617.5 (a) and (c)(9) and (10), which is **not** subject to SEQRA review.
2. Makes a referral to the Dutchess County Department of Planning and Development under General Municipal Law Section 239 I, m and n.
3. Sets a Special Use Permit public hearing to be held on November 15, 2017 at 7:35 pm.
4. Delegates Planning Board members Scott Kiniry and Chairperson Kevin Durland to conduct a field visit to the site and report their observations concerning the Application at the time of Public Hearing.”

A motion to adopt the above-stated Resolution was made by Board member Pasquale Cartalemi and seconded by Board member Karl Schoelberl.

The below roll call vote was taken by Chairperson Durland:

Member Pasquale Cartalemi	Aye
Member Scott Kiniry	Aye
Member Michael Mostachetti	Aye
Member John Rapetti	Absent
Member Karl Schoeberl	Aye
Member Alain Natchev	Aye
Alternate Member Ralph Mondello	Absent

DRAFT

Alternate Member Kaye Saglibene Absent
Chairperson Kevin Durland Aye

and the Chairperson declared the Resolution:
Adopted 6 Defeated 0

Resolution certified and filed:

Joan E. Miller
Planning Board Secretary / Clerk

October 18, 2017

ADJOURNMENT

Chairperson Kevin Durland made the motion to adjourn the meeting at 7:55 pm, seconded by Board member Alain Natchev, 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 Wednesday, November 15, 2017. The Agenda for the meeting will close on Wednesday, October 25, 2017 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,

Joan E. Miller
Planning Board Secretary / Clerk

Annexed document: