



# Town of Union Vale Planning Board

Town of Union Vale Town Hall

249 Duncan Road

Lagrangeville, NY 12540

## Regular Meeting Agenda

**November 15, 2021 7:30 P.M.**

### Planning Board Members:

Chairman: Pat Cartalemi, Members: Scott Kiniry, Alain Natchev, Steve Diamond, Karl Schoeberl, Katherine Saglibene and Michael Mostachetti

#### I. CALL TO ORDER / DETERMINATION OF QUORUM

#### II. BUSINESS SESSION

- Review the agenda
- Approve meeting minutes from October 14, 2021

#### III. CORRESPONDENCE

None

#### IV. PUBLIC HEARING

##### PROJECT NAME

- **Paul Trefz Subdivision & Special Use Permit**  
84 Still Road Poughquag. Parcel #343211.  
Owner Paul Trefz. Applicant/Attorney- Jeffrey Rothschild, Esq.

##### PROJECT DETAILS

- Applicant is seeking approval for the Subdivision of one (1) parcel of land currently 91.2 acres into two (2) lots. Lot 1 will be approximately 85.26 acres w/ existing dwelling & all site improvements. Lot 2 shall be new vacant lot of approximately 5.94 acres.

#### V. REGULAR SESSION / NEW BUSINESS

##### PROJECT NAME

- **Daniel Shiffman Special Use Permit**  
141 North Clove Road. Parcel # 924685.  
Owner- Daniel Shiffman.

##### PROJECT DETAILS

- Applicant is requesting Special Use Permit for a previously created apartment within a detached structure. ZBA approved for side yard setback.

#### VI. REGULAR SESSION / OLD BUSINESS

##### PROJECT NAME

- **Bonavenia Enterprises LLC Major Subdivision & Special Use Permit**  
797-805 Clapp Hill Rd Parcel #437115. Owner- Laurie Bonavenia. Engineer/ Brian Stokosa.

##### PROJECT DETAILS

- The applicant is proposing a 12 Lot Subdivision from existing 45.83-acre lot. Subdivision will include 10 two-family dwellings, a deli at the intersection of East Noxon & Clapp Hill Rd & a preexisting non-conforming commercial use located at the southern boundary. Approvals needed:
  - Major Subdivision
  - Special Use Permit- Subdivision
  - Special Use Permit- Commercial store
  - Site Plan Review- Commercial Store

#### VII. ADJOURNMENT

- **NEXT DEADLINE: November 18, 2021** (by Noon)
- **NEXT MEETING: December 9, 2021**