

**UNION VALE PLANNING BOARD**  
**Minutes of the Regular Meeting**  
**7:30 pm**

**June 10, 2021**

Members Present: Chairman Pat Cartalemi, Members: Stephen Diamond, Scott Kiniry, Alain Natchev, Michael Mostachetti, Kaye Saglibene and Karl Schoeberl

Members Absent: None

**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.

**CORRESPONDENCE**

None

**BUSINESS SESSION**

Board unanimously approved minutes from May 13<sup>th</sup> meeting with one correction.

**PUBLIC HEARINGS**

**The Millbrook Inn, Owner Yvette Fromer, Applicant Jess Nahon, 3 Gifford Road, Millbrook, NY, - Consultant Mark Olsen**

Chairman Cartalemi requests Mark Olsen, Consultant for The Millbrook Inn to go over site plan revisions. The Inn remains the same, there is a new layout for the parking lot. Mr. Olsen comments that the parking lot is a single entry lot, with no through road. They have added a feature referred to as a level spreader at the lower end of the parking lot, to accept and slow down the storm water that flows off the parking lot which is going to be allowed to sheet flow and once it comes out there's an existing drainage ditch along Gifford to accept the additional storm water. The new plan reduces the amount of impervious surface & increases the amount of green space. They have developed a landscaping plan around that parking lot to really beautify it for both the guest of the inn and the public as they drive by. They have reconsidered lighting, utilizing the same light fixtures they had previously proposed. Placing that strategically to keep the parking & walking areas lit, so guest can safely travel to and from parking lot. They have removed the pavement paths from the main loop going up towards pool. There is an existing ADA exit in the back of the Inn and they indicate a path traversing back of Inn to pool area. Mr. Olsen goes on to say the geometry of the lot is utilizing radiuses that are suitable for the traffic to traverse through.

Mr. Olsen discusses the amount of parking spaces needed based on patrons as follows 30 restaurant patrons, which translates to 10 parking spaces, 10 guestrooms which translates to 10 parking spaces, plus the excess pool space required by code, puts it at a total of 21 spaces needed, they are providing 23 spaces. He mentions the one ADA space is located closer to the Inn and accessible via a side walk to provide safe surface for the ADA & other pedestrians to the Inn.

Mr. Olsen sums up that these are all the changes that have been made, and asks for comments and questions.

Member Kiniry & Mr. Olsen have a discussion about the restaurant seating capacity of 30, Mr. Olsen states the applicant is happy with the seating and does not request a change in the amount from the board at the present time.

Chairman Cartalemi asks for questions from member or the public, hearing none, Chairman Cartalemi asks for a motion to close public hearing, motion carried.

Chairman Cartalemi introduced the resolution "SITE PLAN SPECIAL USE PERMIT FOR THE MILLBROOK INN, 3 GIFFORD RD"

### **Resolution**

The resolution was passed unanimously by the Board.

Call to open Hearing for **James Tomapat, Owner 33 Gail Lane, Poughquag, NY 12570; addition of accessory apartment.**

Chairman Caralemi asks for a motion to open public hearing: Member Steve Diamond makes the motion, seconded by member Katherine Saglibene

Applicant James Tomapat states that this is just a matter of clearing up some issues with the CO & permit on the property which he has already sold. Mr. Tomapat states the Code Enforcement Officer George Kolb is aware and he has obtained a written letter signed and notarized from the new owners and they are aware of the rules and regulations regarding this accessory apartment and plan to be occupying the home as an owner occupant in one section of the house of the other as per the code.

Chairman Cartalemi responds to member Kiniry that floorplans had been received at the first meeting. Chairman Cartalemi asks if members of the board or public have any questions.

Jim Nelson suggests given that the property has already been sold, it might be better to state Mr. Tomapat as owner at the time of application rather than owner/applicant and also change wording on paragraph five to read "*WHEREAS*, consistent with Chapter 210, Section 56-B(1), the Applicant and current Owner have advised that the principal dwelling is intended to be owner-occupied, and have acknowledged that either the principal dwelling unit or the accessory apartment will forever be required to be owner-occupied"

Chairman Cartalemi asks for a motion to close public hearing, motion carried.

### **Resolution**

Chairman Cartalemi introduced the resolution "SEQRA RESOLUTION ACCESSORY APARTMENT WITHIN A PRIMARY DWELLING SPECIAL USE PERMIT"

The resolution was passed unanimously by the Board.

## **Adjournment**

As there was no further business, Chairman Cartalemi asks for a motion to close meeting.

Unanimously accepted by the Board. Meeting adjourned at 8:14 PM.

Next meeting on **July 8th, 2021**:  
Submission for new business closes **June 17th, 2021** at 12pm

