

TOWN OF UNION VALE PLANNING BOARD

MINUTES OF THE REGULAR MEETING

April 12, 2018

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

Alternate Members and Members absent: Alternate Board members John Rapetti and Ralph Mondello

Others present: James Nelson, Town Attorney

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, with one deletion of the Valerio subdivision application, 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 from the March 8, 2018 regular meeting will be voted on at the next meeting in May.

PUBLIC HEARINGS:

Sky Acres – Proposed Jet Fueling Station

Chairperson Kevin Durland asked for a motion to open the public hearing, motion by Board member Michael Mostachetti, seconded by Board member Alain Natchev.

The clerk read the notice into the record.

Chairperson Kevin Durland stated for the record that the GML-239 to the Dutchess County was received in timely manner and the County stated that this is a “matter of local concern”. The Town of Union Vale Fire Advisory Board was contacted and replied in an email dated April 12, 2018, that the application “looks acceptable as submitted”, and the Conservation Advisory Committee responded via email to Mr. Durland directly and stated that it was “positive” for the project.

Mr. Durland asked Shavawn Lockhardt, PE to briefly describe the project for the public. Ms. Lockhardt explained that in the last meeting there were a couple concerns the Board mentioned, and she followed through with the changes on the plans and is ready to answer any comments or concerns the Board or the public might have tonight.

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Mr. Durland asked if the public had any comments. Mr. Lawrence Mattiello, and adjacent neighbor, that was notified, stated that he supports the project and hopes that it moves forward this evening.

With no further comments from the public, Chairperson Kevin Durland asked the Board members if they had any comments, with no comments from the Board members present, Chairperson Kevin Durland addressed the applicant's engineer that there were some comments that were received after the last meeting, some of which were addressed, and others that weren't were 1) labeling of the notified adjacent property owners on the plans, 2) updating the erosion control, 3) no concrete wash out area was noted, and 4) concrete retaining wall as noted from Morris Engineers letter dated April 10, 2018.

Shavawn stated that there will be no concrete wash out area, that is why it is not depicted on the plans. Further information regarding the concrete retaining wall will be submitted by the concrete contractor. The adjacent property owner's parcels will be depicted on the next submittal with an updated erosion control note.

Chairperson Kevin Durland stated that they will not be able to close the public hearing tonight due to the applicant did not post the public hearing sign for the required five days; and the Town of Lagrange needs to be noticed as an adjacent boundary owner within 500 feet of the proposed project, with that being said, Chairperson Kevin Durland asked for a motion to continued the public hearing to April 23, 2018 at 7:00 pm and directed the Land Use Secretary to send such notice to the Town of Lagrange, Friday, April 13, 2018, that such public hearing notice be posted the required days prior to the upcoming April 23, 2018 at 7:00 pm for Sky Acres Proposed Jet Fueling station public hearing, and the applicant post the required signage for five days prior to the public hearing date, motion by Board member Pasquale Cartalemi, seconded by Board member Michael Mostachetti, and unanimous vote of the Board members present.

REGULAR SESSION (NEW BUSINESS)

STEVEN ZOELLER
44 Jennifer Hill Road
Lagrangeville, NY 12540
TMP # 6660-00-195284

Regular Meeting – 1
SPECIAL USE PERMIT
Accessory Apartment

Application for Special Use Permit for second floor accessory apartment under Sec. 210-56 (B) : B., as per CEO determination letter dated 2/28/2018.

Chairperson Kevin Durland advised the Board that the applicant was not able to attend the meeting due to a personal engagement.

Chairperson Kevin Durland opened up discussion between the Board members present. Board member Pasquale Cartalemi asked if the application is for a two family dwelling or an accessory apartment within a single family home, for a two family dwelling is not permitted in the R1 district, and Board member Kaye Saglibene mentioned that the owner of 44 Jennifer Hill Road also has a residence in Pawling, NY. There was much discussion about "which" residence is the "primary" residence for this owner, and will the 44 Jennifer Hill Road residence be "owner occupied" and how can this be enforced, by the owner signing an affidavit in the Building Department and the Code Enforcement Officer would need to do annual inspections of the property to insure that the owner is residing there.

Board member Scott Kiniry questioned the stairways depicted on the floorplan layout. Board member Kiniry asked to see a front elevation of the house, are their two separate doors, according to the code, there can only be one entrance on the fronting elevation, not two, and if there is a separate entrance, where is it, which side of the house. Board member Kaye Saglibene also questioned is there enough parking for proposed use,

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for it is not depicted anywhere and would it encroach on any of the setbacks. Board member Alain Natchev questioned why only one floor of the submitted floorplans was labeled with dimensions, he would like to see the entire house floorplan with dimensions submitted. Board member Pasquale Cartalemi also had specific questions regarding the Short EAF that was submitted, there were two questions (10 & 11) that asked will the proposed action connect to an existing public/private water supply, answer no, will the proposed action connect to existing wastewater utilities, answer no, Board member Cartalemi stated he needed clarity on those two questions from the applicant.

After much discussion between the Board members, Chairperson Kevin Durland determined that additional information was needed from the applicant in order to deem the application complete, therefore Chairperson Durland directed the Land Use Secretary to contact the applicant in writing, asking the applicant to respond in writing, regarding the above noted comments, prior to the agenda close of the next regular scheduled meeting date May 10, 2018, motion by Board member Pasquale Cartalemi, seconded by Board member Alain Natchev and unanimous vote of the Board members present.

OTHER BUSINESS (OLD)

Hitsman – Kiniry Garage, Route 82, Verbank, NY 12585

Chairperson Kevin Durland stated to the Board members that part of the final approval by the Planning Board on this project is to approve the materials presented by the applicant/builder before commencing work on the primary dwelling and canopy. The Building inspector presented to the Planning Board, the materials that were submitted to his office, and upon review, the Planning Board motioned by Michael Mostachetti, seconded by Board member Karl Schoeberl and unanimous vote of the board members present approved the siding material and color as submitted, the trim material and color as submitted, the shingle color and material as submitted, the stone work color and material that were submitted by the applicant/builder.

ADJOURNMENT

Chairperson Kevin Durland made the motion to adjourn the meeting at 8:30 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 Thursday, May 10, 2018. The Agenda for the meeting will close on Thursday, April 26, 2018 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
Land Use Secretary

Annexed document: public hearing, Sky Acres – Poughkeepsie Journal