



Town of Union Vale Planning Board

*Town of Union Vale Town Hall
249 Duncan Road
Lagrangeville, NY 12540*

**Regular Meeting Agenda
December 12th 2024 7:30 P.M.**

Planning Board Members:

Chairperson: Alain Natchev, Members: Scott Kiniry, Kaye Saglibene, Michael Mostachetti,
Anita Fina Kiewra, Larry Knapp & Joshua Redinger

I. CALL TO ORDER / DETERMINATION OF QUORUM

II. BUSINESS SESSION

- Review the agenda
- Approval of November meeting minutes

III. CORRESPONDENCE

None

IV. PUBLIC HEARING

PROJECT NAME

PROJECT DETAILS

James Intrieri garage site plan review

Owner/ Applicant: James Intrieri
Location: 3056 Route 82 Verbank NY
12585.Parcel 6662-00-177724

Application for site plan review for proposed 60' x
64' garage located in the NC district.

Meeting # 3

I. REGULAR SESSION / NEW BUSINESS

None

II. REGULAR SESSION / OLD BUSINESS

PROJECT NAME

PROJECT DETAILS

Arnold Minor Subdivision & SUP

Owner: Steven Arnold
Engineer: Joseph Berger
Location: 1781 Bruzgul Rd Lagrangeville NY
Parcel: #6660-00-621304

Minor subdivision & special use permit for proposed
subdivision of 27.84 acres with existing home (Lot 1
will be reduced to 3.19 acres), and create two
additional lots (Lot 2, flag lot of 20.99 acres) and
(Lot 3 of 4.37 acres) located in the RA3 zone.

Meeting
1

III. OTHER BUSINESS

IV. ADJOURNMENT

- **NEXT DEADLINE: November 21st 2024** (by Noon)
- **NEXT MEETING: December 12th 2024**



Town of Union Vale Planning Board
Town of Union Vale Town Hall
249 Duncan Road
Lagrangeville, NY 12540
UNION VALE PLANNING BOARD
Minutes of the Regular Meeting 7:30 pm
December 12th 2024

Members Present: Chairperson Alain Natchev, Members: Anita Fina Kiewra, Joshua Redinger, Michael Mostachetti, Kaye Saglibene & Larry Knapp
Members Absent: Scott Kiniry

CALL TO ORDER / DETERMINATION OF QUORUM

Chairperson Natchev determined that there was a quorum for the Planning Board (“The Board”) to conduct business and called the meeting to order.

SALUTE TO THE FLAG

BUSINESS SESSION

The Board approved the November meeting minutes.

CORRESPONDENCE

None

REGULAR SESSION / OLD BUSINESS

PROJECT NAME

Arnold Minor Subdivision & SUP

Owner: Steven Arnold

Engineer: Joseph Berger

Location: 1781 Bruzugul Rd Lagrangeville NY

Parcel: #6660-00-621304

PROJECT DETAILS

Minor subdivision & special use permit for proposed subdivision of 27.84 acres with existing home (Lot 1 will be reduced to 3.19 acres), and create two additional lots (Lot 2, flag lot of 20.99 acres) and (Lot 3 of 4.37 acres) located in the RA3 zone.

Meeting # 1

Mr. Berger, engineer on the application began by describing some of the changes that were made from the last meeting, which include landscaping additional trees, and a narrative addressing the stormwater. Mr. Berger stated the county has given them a conceptual approval. There was a discussion about the accuracy of the wetland area on the parcel. Mr. Berger provided the board with the original wetland report from the wetland biologist, in which parcel access has some incorrect information, the provided map includes all noted wetland areas. Mr. Berger stated that the nearest neighbor above the location of lot 2 will have no visual issues from their home.

Chairman Natchev asked for questions from the board, with none, the Chairman read a resolution which was passed unanimously by the Board, titled:

SUBDIVISION RESOLUTION
SEQR TYPING, LEAD AGENCY
COUNTY REFERRAL, PUBLIC HEARING

PUBLIC HEARING

PROJECT NAME

James Intrieri garage site plan review
Owner/ Applicant: James Intrieri
Location: 3056 Route 82 Verbank NY
12585.Parcel 6662-00-177724

PROJECT DETAILS

Application for site plan review for proposed 60' x
64' garage located in the NC district.

Meeting # 3

Chairperson Natchev welcomed the applicant Mr. James Intrieri to give an overview of the application. Mr. Intrieri stated that since his last appearance with the board, he has gotten approval from the state DOT to keep the driveway as it is.

The board asked Mr. Intrieri to provide them with a screening plan from the front & side for their review. The board also asked if Mr. Intrieri intends in installing any heating in the building, he would like to down the road, but at the moment it will not be installed. There was further discussion on the screening of the building, their concerns are that the public may take issue with the site from the road, and it would be helpful to have a plan in place, and the board to do a site visit before the next meeting. It was noted that no members from the public have expressed concern at this time.

Chairperson Natchev made a motion, unanimously accepted by the board to keep the public hearing open, re-notice the public for the January 16th Planning Board meeting.

REGULAR SESSION / NEW BUSINESS

None

OTHER BUSINESS

The Board discussed Local Law Amending Zoning Code Article XI, §210-86, §210-56(E), and Attachment 210-3 relating to the Establishment of a Special Permit in the RD10 District for Catering Facilities with a Temporary Lodging Component and the Elimination of Conference Centers as a Permitted Use in the RD10 District. At the last meeting the board recommended some changes in the language under the 'signage' section. The board discussed the size of the sign and members Saglibene & Fina Kiewra expressed their concern that the size of the sign was quite large, and wished to reduce the size allowance. A roll call vote was taken to keep the size as indicated of 24 square feet. The vote passed 4 or 2. The matter was adjourned.

ADJOURNMENT

As there was no further business, a motion was made by the Chairperson Natchev and unanimously accepted by the Board, to adjourn the meeting at 8:25 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday January 16th 2025** the agenda will close on **December 26th 2025 at 12:00 Noon**. Items for consideration at the **January** meeting must be received by that date.



SUBDIVISION RESOLUTION
SEQR TYPING, LEAD AGENCY
COUNTY REFERRAL, PUBLIC HEARING
UNION VALE PLANNING BOARD
TAX PARCEL 135400-6660-00-621304
1781 Bruzgul Road

WHEREAS, Steven Arnold, the owner of a 27.84 acre parcel, bearing Tax Parcel No. 135400-6660-00-621304 has revised an earlier (February 22, 2023) Application to the Town of Union Vale Planning Board (“this Board”) for Subdivision and Special Permit approval regarding the above property located 1781 Bruzgul Road in the RA-3 Zone, with a plan set dated November 15, 2022 and last revised November 1, 2024, a Short Environmental Assessment Form dated November 21, 2024, and a Zoning Determination letter of October 23, 2024, now, therefore,

BE IT RESOLVED, that this Board determines that this application is complete, that it is for an Unlisted Action pursuant to the New York State Environmental Quality Review Act (SEQRA), and that the Dutchess County Departments of Public Works and Health, and the Town of Union Vale Town Board, Highway Department and Code Enforcement Officers are involved agencies; and

BE IT FURTHER RESOLVED, that this Board wishes to serve as Lead Agency for the coordinated environmental review of this project; and

BE IT FURTHER RESOLVED, that this Board requests that the Clerk forward notice of this Board’s intention to serve as Lead Agency for the SEQRA review of this project, together with a full set of the application documents and plans, to the Dutchess County Department of Public Works (Highway access), the Town of Union Vale Town Board, Highway Superintendent and Code Enforcement Officer (Driveway), Army Corps of Engineers and the Dutchess County Department of Health (Water and Waste); and

BE IT FURTHER RESOLVED, that because this application includes a request for a Special Use Permit that the Clerk forward a copy of the full Application packet to Dutchess County

Department of Planning and Development pursuant to General Municipal Law §239-m; and

BE IT FURTHER RESOLVED, that this Board sets January 16, 2025, as the time and date for a public hearing to be held at the Union Vale Town Hall on this application, and it requests that the Clerk promptly publish notice thereof in the Poughkeepsie Journal and post and mail Notices as required by the Town Code.

NOW, on motion of Member Fina Kiewra as seconded by Member Saglibene a roll call vote was taken by the Chairman.

	AYE	NAY
Member Scott Kiniry	<u>Absent</u>	_____
Member Kaye Saglibene	<u>✓</u>	_____
Member Michael Mostachetti	<u>✓</u>	_____
Member Anita Fina Kiewra	<u>✓</u>	_____
Member Larry Knapp	<u>✓</u>	_____
Member Joshua Redinger	<u>✓</u>	_____
Chairperson Alain Natchev	<u>✓</u>	_____

Whereupon the Acting Chairman declared the Resolution:

Adopted	<u>6</u>
Defeated	<u>0</u>

Resolution certified and filed:



Emily Cole, Land Use Secretary

12/13 /2024
Dated

Should information presented by the Applicant or its Representatives either written or verbal, be found to be erroneous, the approval granted herein will be subject to invalidation by the Planning Board.

- cc: Applicant
- Zoning Administrator
- Town Clerk
- Town Engineer Attorney to the Board