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TOWN OF UNION VALE PLANNING BOARD

MINUTES OF THE REGULAR MEETING

**June 13, 2019**

**7:30 pm**

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

Alternate Members and Members absent: none

Others present: none

**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.

• **Minutes.**

Chairperson Kevin Durland stated the minutes from the May 9, 2019 meeting will be deferred until the July 11, 2019 meeting so that all the Board members can review them.

**PUBLIC HEARINGS:**

**Mary Lent  
71 Eddy Road  
Verbank, NY 12585  
Parcel Site: Same  
TMP# 6662-01-464880**

**Regular Meeting – 2  
SUP – Accessory Apt.  
within primary dwelling**

Special Permit Use application requesting legalization of existing accessory apartment within a single family dwelling, in the R1.5 zoning district.

Chairperson Kevin Durland opened the public hearing, seconded by Board member Pasquale Cartalemi.

The clerk stated that Ms. Lent received approval from the Zoning Board of Appeals for the 0.4 acre area variance on June 4, 2019.

Ms. Lent stated that the lower level or basement of her house was finished and C/O'd in 2003 by the Building department. She is not adding or changing anything except she would like to rent out the lower level to

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supplement her income since she is nearing retirement. She is intending to rent it out to a single person, with one vehicle to not impact any significance increase in traffic on Eddy Road.

Mary Lent was present and presented the Board with some photographs depicting the property, as to where the parking would be and access to the accessory apartment. Ms. Lent also presented the Board the approval of her septic.

Chairperson Kevin Durland and Board member Alain Natchev visited the site and Chairperson Kevin Durland stated he had no issues or concerns with the property, Board member Alain Natchev agreed.

With no further questions or concerns from the Board members or public, Chairperson Kevin Durland asked for a motion to close the public hearing, motion by Michael Mostachetti, seconded by Board member Kaye Saglibene.

**Lawrence Mattiello  
115 North Smith Road  
Lagrangeville, NY 12540  
Parcel Site: 79 Styles Way  
TMP# 6662-00-315346**

**Regular Meeting – 2  
Lot Line Adjustment**

Discussion - Subdivision, Lot line adjustment for TMP# 6662-00-315346 to convey residential property line into commercial (Airport) zoning to increase residential property line buffer from commercial property.

Chairperson Kevin Durland opened the public hearing, seconded by Board member Pasquale Cartalemi.

Chairperson Kevin Durland stated that the Letter of Intention was distributed by the clerk on May 15, 2019, and the clerk has not received any responses from any involved agencies as to date regarding designation of lead agency.

The Clerk stated that the 239 referral to Dutchess County was made and received a response that it is a matter of local concern.

Chairperson Kevin Durland stated that he would like to continue the public hearing until the July 11, 2019 regular Planning Board meeting to receive comment from any involved agencies, due to it has not been 30 days calendar work days yet to receive comment, motion by Board member Pasquale Cartalemi, seconded by Board member Michael Mostachetti.

**REGULAR SESSION (OLD BUSINESS\DECISION ON PUBLIC HEARING)**

**Mary Lent  
71 Eddy Road  
Verbank, NY 12585  
Parcel Site: Same  
TMP# 6662-01-464880**

**Regular Meeting – 2  
SUP – Accessory Apt.  
within primary dwelling**

With no further questions or concerns, Chairperson Kevin Durland offered the below resolution for the Boards consideration:

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**SPECIAL USE PERMIT  
ACCESSORY APARTMENT WITHIN A  
PRIMARY DWELLING  
TMP # 6662-01-464880**

**RESOLUTION ADOPTING A TYPE II ACTION UNDER SEQRA**

**Date: 6/13/2019  
Resolution #: P2019 -10  
Mary Lent  
71 Eddy Road  
Verbank, New York 12585**

"I move that the Planning Board determine that the existing Accessory Apartment within the primary dwelling at 71 Eddy Road, Verbank, NY 12585 has been declared a Type II action under SEQRA section 617.5(c)(18), that the proposed action requires **no further review** under the SEQRA.

Moved By: Board member Pasquale Cartalemi  
Seconded By: Board member Scott Kiniry

Aye Kevin Durland, Chairperson  
Aye Scott Kiniry, Board member  
Aye Michael Mostachetti, Board member  
Aye Alain Natchev, Board member  
Aye Karl Schoeberl, Board member  
Aye Pasquale Cartalemi  
Aye Kaye Saglibene

Adopted 7 Denied0

Resolution certified and filed:

\_\_\_\_\_  
Kevin Durland  
Chairperson Planning Board

\_\_\_\_\_  
June 13, 2019

**RESOLUTION APPROVING SPECIAL USE PERMIT**

**SPECIAL USE PERMIT  
ACCESSORY APARTMENT WITHIN A  
PRIMARY DWELLING  
TMP # 6662-01-464880**

**Date: 6/13/2019  
Resolution #: P2019-11**

*Whereas*, a formal application for special use permit approval of 71 Eddy Road, Verbank, NY

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12585 for the purpose of Legalizing an existing (644 sq. ft.) Accessory Apartment located in the primary dwelling located at 71 Eddy Road, Verbank, New York in the Town of Union Vale was submitted to the Planning Board by Mary Lent on March 20, 2019.

*Whereas*, the requirements for special use permits of Chapter 210, Section 210-56-B, of the Code of the Town of Union Vale have been met, except as waived by the Planning Board, and

*Whereas*, in accordance with Chapter 210, Section 56-B, the principal dwelling unit shall be intended to be owner-occupied and either the principal dwelling unit or the accessory apartment will forever be required to be owner-occupied, and

***FURTHER IT BE RESOLVED***, that the special use permit entitled Existing Accessory Apartment at 71 Eddy Road, Verbank, NY 12585, dated March 20, 2019, be approved and the Zoning Administrator may issue the necessary building permit(s) upon completion of such conditions as are noted below.

Conditions of special use permit approval shall be as follows:

- 1. Building issuance of a Certificate of Occupancy for the Special Use Permit, wording to include on the C/O : “Chapter 210, Section 56-B, the principal dwelling unit shall be intended to be owner-occupied and either the principal dwelling unit or the accessory apartment will forever be required to be owner-occupied.”**
- 2. The primary dwelling is to have two bedrooms and the accessory apartment is to have one bedroom to adhere to the Dutchess County Health Department approval for three bedrooms, dated September 21, 1987.**

Moved By: Board member Scott Kiniry  
Seconded By: Board member Alain Natchev

Aye Kevin Durland, Chairperson  
Aye Scott Kiniry, Board member  
Aye Michael Mostachetti, Board member  
Aye Alain Natchev, Board member  
Aye Karl Schoeberl, Board member  
Aye Pasquale Cartalemi  
Aye Kaye Saglibene

Adopted 7 Denied0

Resolution certified and filed:

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Kevin Durland  
Chairperson Planning Board

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June 13, 2019

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**REGULAR SESSION (NEW BUSINESS)**

None.

**ADJOURNMENT:**

Chairperson Kevin Durland made a motion to close the meeting at 8:00 pm, seconded by Board member Michael Mostachetti 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, July 11, 2019**. The Agenda for the meeting will close on **Thursday, June 20, 2019** 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,

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Joan E. Miller  
Planning Board Secretary / Clerk

Annexed documents:  
Public hearing notices Lent  
Public hearing notices Mattiello