

TOWN OF UNION VALE PLANNING BOARD

MINUTES OF THE REGULAR MEETING

October 11, 2018

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

Alternate Members and Members absent: Alternate Board member Ralph Mondello and Lawrence Mattiello.
Board members Karl Schoeberl

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 Kaye Saglibene, seconded by Board member Scott Kiniry, accepted unanimous vote of the Board members present.

• **Minutes.**

Chairperson Kevin Durland stated that the meeting minutes from the September 13, 2018 meeting be deferred until the next meeting.

PUBLIC HEARINGS:

None

REGULAR SESSION (NEW BUSINESS)

**Rebecca and John Valerio
PO Box 1677
Pleasant Valley, NY 12569
Parcel Site: 106 N. Smith Road, Lagrangeville, NY 12540
TMP# 6662-00-474281**

**Regular Meeting – 2
Lot Line Adjustment**

Application for Lot Line Adjustment for (TMP 6662-00-474281) parcel consisting of 18.43 acres into two lots; Lot 1 being 5.01 acres, and Lot 2 being 13.42 acres, in the RA-3 district.

Chairperson Kevin Durland welcomed Joseph Berger, from Berger Engineering and asked him to briefly explain the project.

Mr. Joseph Berger approached the board to briefly explain the project consists of one larger lot consisting of approximately 18.43 acres, that his client is proposing to subdivide into two smaller lots, one being approximately 5.03 acres, which currently has a rented two family dwelling on it and the other lot

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approximately 13.42 acres, which his client, the Valerio's plan on building a home of theirs on. Mr. Berger stated that a road frontage variance was granted by the Town of Union Vale Zoning Board of Appeals on July 3, 2018 and this design utilizes a common driveway. We have submitted the request for the new proposed lot with a one family residence to the Dutchess County Health Department and are awaiting the next step.

Board member Kaye Saglibene stated that if the common driveway is being proposed, do you anticipate there will be a maintenance agreement drawn up between the parties that will be using this driveway. Mr. Berger stated "yes" a maintenance agreement will be provided and owner, who is the landlord will be in charge of that.

Chairperson Kevin Durland suggested that they go over section 192-20 (B) to ensure the application is complete.

A question arose regarding the easement that is shown on the submitted map, which Mr. Berger stated that he will have a formal easement drawn up, by an attorney, when he submits the next plan.

Discussion regarding the Part II EAF short version submission occurred, which Chairperson Kevin Durland and the Board members present proceeded to address each question and determined that the proposed action would not result in any significant adverse environmental impacts.

Chairperson Kevin Durland offered the following draft resolution for the Board members:

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Resolution: Determining Minor Subdivision Plat review: SEQRA Unlisted action; and Set Minor Subdivision Plat Public Hearing for the Valerio Subdivision

Resolution adopting SEQRA determination

WHEREAS, the Planning Board has determined that the proposed subdivision application is an Unlisted Action under the State Environmental Quality Review Act ("SEQRA") requiring the Board to comply with the regulations promulgated pursuant to SEQRA, and

WHEREAS, an Environmental Assessment Form has been prepared to assist the Planning board in complying with its responsibilities under SEQRA, and

WHEREAS, The Planning board has carefully considered the proposed action and has reviewed the annexed Environmental Assessment Form, Part I & II submitted by the applicant and the criteria set forth in Section 617.7 of 6 NYCRR Part 617 of the SEQRA regulations and has identified and carefully considered the relevant areas of environmental concern as are fully set forth in Part II and/or III of the Environmental Assessment Form to determine if the proposed action will have a significant impact upon the environment.

NOW THEREFORE, BE IT RESOLVED by the Planning Board, based upon the Board's review of the Environmental Assessment Form and for the reasons set forth in said Environmental Assessment Form, it is determined that there will be no adverse impact on the environment from the above-referred minor subdivision application, if granted, and

BE IT FURTHER RESOLVED, that the Chairman is authorized and directed to sign the Determination of Significance in the annexed Environmental Assessment Form, on behalf of the Planning Board pursuant to Article 8 of the Environmental Conservation Law, indicating that the proposed action will not result in any significant adverse

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environmental impacts and to immediately transmit same to be filed and made available pursuant to the requirements of 6 NYCRR Part 617, and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

The below roll call vote was taken by Chairperson Durland:

Member Pasquale Cartalemi	Aye
Member Scott Kiniry	Aye
Member Michael Mostachetti	Aye
Member Karl Schoeberl	absent
Member Kay Saglibene	Aye
Member Alain Natchev	Aye
Alternate Member Ralph Mondello	absent
Alternate Member Lawrence Mattiello	absent
Chairperson Kevin Durland	Aye

and the Chairperson declared the Resolution:

Adopted 6

Resolution certified and filed:

Joan E. Miller
Planning Board Secretary / Clerk

October 11, 2018

Set Minor Subdivision Plat Public Hearing for Valerio Subdivision

“The Town of Union Vale Planning Board hereby acts as follows in the matter of an Application known as the **Valerio Minor Subdivision** under Town Code Chapter 210 Zoning for two lot subdivision, consisting of TMP # 6662-00-474281 from 18.43 acres into two lots, Lot 1 consisting of 5.01 acres Lot 2 of 13.42 acres located at 106 North Smith Rd, Lagrangeville in the RA-3 (Residential 3) Zoning District, as described or otherwise depicted within supporting information including site plans prepared by Berger Engineer, dated October 10, 2018:

1. Determines the application to be complete.
2. Determines that the Proposed Action is a Unlisted Action as per the New York State Environmental Quality Review Act (SEQRA) as per the regulations in NYCRR Part 617.4 and 617.5,
3. Makes a referral to the Dutchess County Department of Planning and Development under General Municipal Law Section 239 l, m and n.
4. Sets a public hearing to be held on November 8, 2018 at 7:35 pm and directs the clerk to publish such hearing notice.
5. Designates all Planning Board members and Chairperson to conduct a field visit to the site and report their observations concerning the Application at the time of Public Hearing.

A motion to adopt the above-stated Resolution was made by Board member Pasquale Cartalemi and seconded by Board member Alain Natchev.

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The below roll call vote was taken by Chairperson Durland:

Member Pasquale Cartalemi	Aye
Member Scott Kiniry	Aye
Member Michael Mostachetti	Aye
Member Karl Schoeberl	absent
Member Kay Saglibene	Aye
Member Alain Natchev	Aye
Alternate Member Ralph Mondello	absent
Alternate Member Lawrence Mattiello	absent
Chairperson Kevin Durland	Aye

and the Chairperson declared the Resolution:
Adopted 6

Resolution certified and filed:

Joan E. Miller
Planning Board Secretary / Clerk

October 11, 2018

ADJOURNMENT:

Chairperson Kevin Durland made a motion to close the meeting at 8:35 pm, seconded by Board member Kaye Saglibene, 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, November 8, 2018. The Agenda for the meeting will close on Thursday, October 25, 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