



Town of Union Vale Planning Board

Town of Union Vale Town Hall

249 Duncan Road

Lagrangeville, NY 12540

Regular Meeting Agenda

April 11th 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
- Approve March meeting minutes

III. CORRESPONDENCE

IV. 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 # 2

I. REGULAR SESSION / NEW BUSINESS

PROJECT NAME

Fuscaldo Sketch Plat Review

Owner: Hermann Freihofer & Elizabeth

Gilleski

Applicant: Joe Fuscaldo

Engineer: M. Gillespie & Associates

Address: Bruzgul Road

Parcel #: 6660-00-780173

PROJECT DETAILS

Sketch Plat Review for proposed wedding venue located on Bruzgul Road in the RD-10 Zone.

Meeting # 1

I. REGULAR SESSION / OLD BUSINESS

PROJECT NAME

ECS Exercise Sketch Plat review

Owner/Applicant: Ed Stickter

Engineer: Willingham Engineering

Location: Route 55, Lagrangeville NY 12540

Parcel: #6660-00-466275

PROJECT DETAILS

Applicant submitted a revised landscaping plan to approved plan dated 3/20/2023

Meeting # 11

PROJECT NAME

Bonavenia Enterprises

Owner/ applicant: Bonavenia Enterprises/

Laurie Bonavenia

Engineer: Day Stokosa Engineering

Location: E. Noxon Rd & Clapp Hill Rd

Parcel: 6660-00-437115

PROJECT DETAILS

Review of a conservation subdivision of a 45.83-acre lot located in the TC district.

48 townhomes in a grid style, 3 additional single-family homes along Clapp Hill Road, with the pre-existing commercial space to the south. Approvals needed:

- Major Subdivision
- Special Use Permit- Subdivision
- Site Plan Review

Meeting # 4

II.

OTHER BUSINESS

None

III.

ADJOURNMENT

- **NEXT DEADLINE: April 18th 2024** (by Noon)
- **NEXT MEETING: May 9th 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
May 9th 2024

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

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.

BUSINESS SESSION

The Board held over meeting minutes from April.

CORRESPONDENCE

Email from David Groucher dated 5/8/2024 regarding Intrieri application

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 # 1

Chairperson Natchev opened the public hearing and read an email from David Groucher dated 5/8/24 from DOT, which had the following comments.

- The existing driveway appears to be non-controlled and out of our NYSOOT specifications. The driveway width should be reduced to 30 feet.
- Driveway should be paved if not already with curbs on both sides.
- If the wooden fence is still existing, it needs to be verified that it is not located in the State Right of Way.

Mr. Intrieri stated the driveway is the same driveway that’s been in existing for many years, and that it will be difficult to reduce the driveway. The board advised the applicant to also look into also adding a screening plan on the drawings and to address the DOT comments, follow up with the State DOT, and submit any necessary changes. The public hearing was held over.

REGULAR SESSION / NEW BUSINESS

PROJECT NAME

Somsag Accessory Apartment SUP
Owner/ Applicant: Mike & Tara Somsag
Engineer: Edward Mauro
Address: 57 South Parlman Rd Lagrangeville NY 12540
Parcel #: 6660-00-515375

PROJECT DETAILS

Special use permit application for the conversion of detached 2-story structure to 1-bedroom accessory apartment located in the RA-3 Zone.
Meeting # 1

Mr. Edward Mauro, engineer on the application began by detailing the application. He stated that the new owners purchased the property with the accessory structure on the parcel. The intent is to add additional square footage to the downstairs to accommodate an apartment for the mother-in-law. They intend on leaving the second floor as an office space.

The applicant commented that they will need three area variances and has submitted an application to the ZBA. Mr. Mauro stated the owners have submitted a new septic design to be approved by the Board of Health, for a 5-bedroom home, as the existing septic was inadequate. He continued that the property has a CO for an existing office building, and that the parcel was originally in the TC zone and changed to the RA-3 when the Town rezoned the area in 2023.

The board addressed the parking areas, which seem adequate. Mr. Mauro stated there would be a separate entrance into the apartment from the office space above.

The board suggested the applicant attend the ZBA meeting to address the needed variances, but overall the application appeared to meet the planning boards requirements for accessory apartment. The matter was adjourned.

REGULAR SESSION / OLD BUSINESS

None

OTHER BUSINESS

Chairperson Natchev discussed the status of the ECS application, which has since expired. He stated as of now, the board has not received any additional items after the last meeting they attended on April 11th 2024.

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 8:15 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday June 13th 2024** the agenda will close on **May 23rd 2024 at 12:00 Noon**. Items for consideration at the **June** meeting must be received by that date.

From: Groucher, David (DOT) <David.Groucher@dot.ny.gov>
Sent: Wednesday, May 8, 2024 8:51 AM
To: James Nelson <JNelson@VanDeWaterLaw.com>; Allyn Glassberg <aglassberg@Vandewaterlaw.com>
Cc: LaRose, William (DOT) <William.LaRose@dot.ny.gov>
Subject: RE: Union Vale Rt 82, Intrieri, Quality Auto, SEQR 24-087

SEQR # 24-087

Good Morning Mr. Nelson,

A few comments regarding your proposed New storage building in the rear of your property at 3056 Route 82 in Union Vale.

1. Your existing driveway appears to be non-controlled and out of our NYSDOT specifications. The driveway width should be reduced to 30 feet.
2. Driveway should be paved if not already with curbs on both sides.
3. If the wooden fence is still existing, it needs to be verified that it is not located in the State Right Of Way.

Mr. LaRose may have additional comments for your meeting tomorrow.

Regards

David Groucher

SEQR Review
New York State Department of Transportation, Hudson Valley
Traffic & Safety Group
4 Burnett Boulevard, Poughkeepsie, NY 12603
(845) 431-5897 | David.Groucher@dot.ny.gov | www.dot.ny.gov



Department of
Transportation

~~From: James Nelson <JNelson@vanDeWaterLaw.com>
Sent: Friday, May 3, 2024 3:24 PM
To: Groucher, David (DOT) <David.Groucher@dot.ny.gov>; Allyn Glassberg <aglassberg@Vandewaterlaw.com>
Subject: Re: Union Vale Rt 82, Intrieri, Quality Auto, SEQR~~

You don't often get email from jnelson@vandewaterlaw.com. [Learn why this is important](#)

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unconnected emails.

~~Thanks for being in touch before the meeting on 5/9, Thursday. Whenever you can call is good. For background, my recollection is that this project was Type 20 because it has less than 4,000 sq footage of floor, and DOT was not listed as involved because it was a Type 2 (and because I did not see any physical plans in the Rt 82 access point and assumed no DOT permit was required), but a County Zoning General Municipal Law might apply to it because the project is on a DOT highway. So, if something more needs to happen or I missed something I'd appreciate your advice about getting it back on track. Thank you. M. Nelson 845-431-5897~~

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