



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

September 8th 2022 7:30 P.M.

Members Present: Chairman Pat Cartalemi, Members: Scott Kiniry, Kaye Saglibene, Anita Fina Kiewra, Michael Mostachetti & Alain Natchev

Others Present: Planning Board Attorney James Nelson & Supervisor Maas

CALL TO ORDER / DETERMINATION OF QUORUM

Chairman Pat Cartalemi 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 unanimously approved August 11th meeting minutes.

CORRESPONDENCE

None

Public Hearing

None

REGULAR SESSION / OLD BUSINESS

PROJECT NAME

- **Wade Site Plan for historic structure**
Owner/Applicant: Glenn Wade
Location: On the Green, Verbank NY 12585
Parcel: 6663-20-912079

PROJECT DETAILS

- Application for site plan review to demolish historic train depot structure currently being used as storage.

Meeting #2

Richard Cantor, attorney for Mr. Wade began by explaining the history of the building that was used as a freight house when the railroad was there, but has not been used that way for many years, and most recently was used as a storage building but has been vacant for some time. Mr. Cantor stated that there is no water, or septic facilities in the structure. He explained Mr. Wade's intention is to remove the building and reconstruct it on his property in the Town of LaGrange. Mr. Cantor stated there is no possibility of getting board of health approval, therefore the structure could ever be used as anything more than a storage building, in fact the building has been decaying and the plan to remove the structure and reconstructed is the best viable option.

Mr. Cantor stated he does not believe that a site plan approval from the Planning Board is required, and that only the issuance of a Certificate of Appropriateness is needed from the Planning Board. Mr. Cantor also stated that by definition within the Town Code, this structure is not by definition a historical structure. He continued by stating there would be no adverse effect on the character of the Hamlet district and there is no reasonable alternative to demolition as the structure cannot be used as it currently stands, due to no possibility of installing facilities.

After discussion between the Board and applicant, Chairman Cartalemi clarified that Mr. Cantor & applicant Mr. Wade would like to have a discussion with George Kolb, Code Administrator to change the determination letter indicating the demolition of this warehouse does not need a site plan approval. The applicant stated he will send a correspondence to Mr. Kolb in that effect. With no other comments or questions, the Board entered executive session at 8:05PM.

REGULAR SESSION / NEW BUSINESS

None

OTHER BUSINESS

The Planning Board returned from executive session at 8:30PM. There was a discussion between the Planning Board and Supervisor Maas regarding Town Moratorium on Town Center code changes being proposed by the Town Board.

ADJOURNMENT

As there was no further business, a motion was made by the Chairperson Cartalemi and unanimously accepted by the Board, to adjourn the meeting at 9:50PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday October 13th 2022**

The agenda will close on **September 22nd 2022 at 12:00 Noon**. Items for consideration at the **October** meeting must be received by that date.