



## Town of Union Vale Planning Board

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

### Regular Meeting Agenda

**March 9<sup>th</sup> 2023 7:30 P.M.**

#### Planning Board Members:

Chairman: Pat Cartalemi, Members: Scott Kiniry, Alain Natchev, Karl Schoeberl,  
Katherine Saglibene, Michael Mostachetti, Anita Fina Kiewra & Larry Knapp

#### **I. CALL TO ORDER / DETERMINATION OF QUORUM**

#### **II. BUSINESS SESSION**

- Review the agenda
- Approve meeting minutes

#### **III. CORRESPONDENCE**

None

#### **IV. PUBLIC HEARING**

##### **PROJECT NAME**

- **James Intrieri Lot Line alteration & Special Use Permit**  
Owner: Carol Ferris  
Applicant: James Intrieri  
Location: 3056 Route 82 & 3060 Route 82 Verbank  
NY 12585. Parcels 6662-00-177724 & 6662-00-184706

##### **PROJECT DETAILS**

- Application for a lot line alteration to add approximately .617 acres from parcel 184706 to parcel 177724  
  
Meeting # 3

#### **V. REGULAR SESSION / NEW BUSINESS**

##### **PROJECT NAME**

- **Smith Ground Solar Special Use Permit**  
Owner: Douglas & Jane Smith  
Applicant: Kelly DiMarzo/ Solar Generation  
Location: 10 October Circle Lagrangeville, NY 12570  
Parcel: 6760-00-483424

##### **PROJECT DETAILS**

- Application for a sketch plat review for a 3- lot subdivision of existing 27.84 acre residential lot located in the RA-3 zone.  
  
Meeting # 1

#### **VI. REGULAR SESSION / OLD BUSINESS**

##### **PROJECT NAME**

- **Arnold Minor Subdivision**  
Owner/Applicant: Steven Arnold  
Engineer: Joseph Berger  
Location: 1781 Bruzgul Road, Lagrangeville NY  
12540  
Parcel: 6660-00-621304

##### **PROJECT DETAILS**

- Application for a sketch plat review for a 3- lot subdivision of existing 27.84 acre residential lot located in the RA-3 zone.  
  
Meeting #1

#### **VII. OTHER BUSINESS**

None

#### **VIII. ADJOURNMENT**

- **NEXT DEADLINE: March 30<sup>th</sup> 2023** (by Noon)
- **NEXT MEETING: April 13<sup>th</sup> 2023**



**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**  
**March 9<sup>th</sup> 2023**

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

Members Absent: Michael Mostachetti

Others Present: Planning Board Attorney James Nelson

**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 February meeting minutes.

**CORRESPONDENCE**

None

**Public Hearing**

**PROJECT NAME**

- **James Intrieri Lot Line alteration & Special Use Permit**  
Owner: Carol Ferris  
Applicant: James Intrieri  
Location: 3056 Route 82 & 3060 Route 82  
Verbank NY 12585. Parcels 6662-00-177724 & 6662-00-184706

Chairman Cartalemi asked for a motion to open the public hearing, which was unanimously approved by the board. Mr. Intrieri explained he intends on merging these two lots to create one lot. Chairman Cartalemi asked if anyone from the public had a comment. Residents Ms. Tillman & Ms. Morton commented that they are in support of Mr. Intrieri's application. With no more comments or questions from the board, Chairman Cartalemi asked for a motion to close the public hearing, which was unanimously approved by the board.

**PROJECT DETAILS**

- Application for a lot line alteration to add approximately .617 acres from parcel 184706 to parcel 177724  
  
Meeting # 3

Chairman Cartalemi offered the following resolution which was approved unanimously by the board titled:

**TOWN OF UNION VALE PLANNING BOARD**  
**RESOLUTION OF APPROVAL**  
Town Code Chapter §192  
Intrieri Lot Line Alteration

## REGULAR SESSION / NEW BUSINESS

### PROJECT NAME

- **Smith Ground Solar Special Use Permit**  
Owner: Douglas & Jane Smith  
Applicant: Kelly DiMarzo/ Solar Generation  
Location: 10 October Circle Lagrangeville, NY  
12570  
Parcel: 6760-00-483424

Richard Countryman from Solar Generation introduced the application to the board. He stated that this will be ground mounted solar system located in the front side of the primary dwelling. Mr. Countryman stated there were a few trees previously removed but there is no intention on disturbing any more vegetation. He stated that there are a row of hedges and other vegetation that adequately screens the proposed panels from the road side of the property, he stated there are no neighboring houses in the proximity of the proposed location.

Chairman Cartalemi asked the applicant to complete some lines of the environmental assessment form and resubmit, and to also include some photos from the front of the property showing the screening and vegetation which will screen the solar panels from the street side. With no more comments or questions the matter was adjourned to the next meeting.

### PROJECT DETAILS

- Application for the installation of a 32.4 kw ground mounted solar array in the RD-10 zone

Meeting # 1

## REGULAR SESSION / OLD BUSINESS

### PROJECT NAME

- **Arnold Minor Subdivision**  
Owner/Applicant: Steven Arnold  
Engineer: Joseph Berger  
Location: 1781 Bruzgul Road, Lagrangeville NY  
12540  
Parcel: 6660-00-621304

Mr. Berger, engineer on the application described the project being a three-lot subdivision. He stated they have submitted to the Dutchess County Board of Health for septic approval. There was a discussion about the driveway, which Mr. Berger stated will be a common driveway until the second driveway begins, and the third property will have a private drive from that point on, he also noted the subdivision is located off of a County road, and the application will have to be sent to the county for a 239 for review.

Mr. Berger stated that the common driveway will be a hammerhead type of driveway to meet specifications for fire apparatus turn around. Chairman Cartalemi commented that even with the new changes recently made to the town code, common driveways do not need to meet town road standards. The board requested our town engineer review the plans for additional thoughts or comments, and the matter was adjourned to the next meeting.

### PROJECT DETAILS

- Application for a sketch plat review for a 3- lot subdivision of existing 27.84-acre residential lot located in the RA-3 zone.

Meeting #1

## OTHER BUSINESS

None

## 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 8:05 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday April 13<sup>th</sup> 2023** the agenda will close on **March 30<sup>th</sup> 2023 at 12:00 Noon**. Items for consideration at the **April** meeting must be received by that date.

**TOWN OF UNION VALE PLANNING BOARD**  
**RESOLUTION OF APPROVAL**  
**Town Code Chapter §192**  
**Intrieri Lot Line Alteration**

The Town of Union Vale Planning Board March 9<sup>th</sup> 2023, acting pursuant to Union Vale Town Code Chapter 192-7 hereby acts with respect to the Application of James Intrieri, for a Lot Line Alteration to Tax Map Parcels 6662-00-177724 and 6662-00-184706 located 3056 Route 82, Verbank NY 12585 being within the NC Zoning District, said lands being depicted on a plat prepared by Robert Campbell LS dated August 31st 2021, and amended by Mark Day prior to January 18, 2023 said Application being a Type II action pursuant to 6 N.Y.C.R.R. 617.5(c)(16), and finds and determines as follows:

WHEREAS, the matter having come on before the Town of Union Vale Planning Board for a public hearing on March 9<sup>th</sup> 2023, and closed on March 9<sup>th</sup> 2023;

NOW, THEREFORE, be it resolved that the Town of Union Vale Planning Board determines that this is a Lot Line Alteration, and after having considered the Application, the fact that it is a Type II action for SEQR purposes, the presentations made during the public hearing and meetings of this Board, as well as all the documents submitted, does determine that this Application is approved, subject to:

1. Applicant submitting within 180 days the subdivision plat, and
2. Payment of all outstanding fees

NOW, a motion having been made and passed unanimously by the board, Whereupon the Chairman declared the Resolution: Adopted

Resolution certified and filed:



Emily Cole, Land Use Secretary

March 9, 2023

Date