



## **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**

**February 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 January meeting minutes.

#### **CORRESPONDENCE**

None

#### **Public Hearing**

None

#### **REGULAR SESSION / NEW BUSINESS**

##### **PROJECT NAME**

- **Arnold Subdivision Sketch Plat Review**

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.

Michele Zerfas project engineer from Berger Engineering began by giving a description of the sketch plat application, stating there would be a total of three lots created from the original one lot in the three-acre zone. Chairman Cartalemi commented that the town just had a change in code regarding common driveways, and road specifications. He also commented that there will need to be an adequate turnaround area for fire apparatus of 10%. There was a discussion about submitting to Dutchess County Planning as it will be located off a county-maintained road. With no more comments or questions Chairman Cartalemi advised the applicant to submit a full formal minor subdivision application to the Planning Board for review.



**Town of Union Vale Planning Board**

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

**Regular Meeting Agenda  
February 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**

None

**V. REGULAR SESSION / NEW BUSINESS**

**PROJECT NAME**

- **Arnold Subdivision Sketch Plat Review**  
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.

**PROJECT NAME**

- **Vitale/Deconne/Bueti Deer Pond lot line alteration**  
Owner/Applicant: Rocco Bueti, Joan Deconne,  
John Vitale  
Engineer: Brian Stokosa  
Location: Deer Pond Road, VerbankNY 12585  
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

**VI. REGULAR SESSION / OLD BUSINESS**

**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 # 2

**VII. OTHER BUSINESS**

None

**VIII. ADJOURNMENT**

- **NEXT DEADLINE: February 23<sup>rd</sup> 2023** (by Noon)
- **NEXT MEETING: March 9<sup>th</sup> 2023**

## PROJECT NAME

- **Vitale/Deconne/Buetti Deer Pond lot line alteration**

Owner/Applicant: Rocco Buetti, Joan Deconne, John Vitale  
Engineer: Brian Stokosa  
Location: Deer Pond Road, Verbank NY 12585  
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

Brian Stokosa from Stokosa Engineering presented the application, stating that this was an existing four lot subdivision created back in the 1970's. Mr. Stokosa stated the owners wished to submit application to the Board of Health for approval and noticed at the time the surveying was done, the meets and bounds did not seem to be accurate. Mr. Stokosa stated that they essentially need to modify the lines along the right-of-way, and that there were encroachments from the neighboring lots that were an issue, and the plan is to correct the surveying that was done. Mr. Stokosa stated that there are no new lots being created, and the owners wish to revise the lots as little as possible so they may build. There was a discussion regarding non-conforming lots, and Mr. Nelson commented that he will research and speak with Code Administrator to further investigate the code requirements. The application was adjourned to the next meeting.

## REGULAR SESSION / OLD BUSINESS

### 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 # 2

Chairman Cartalemi asked the board if they had any questions or comments, with none the Chairman made a motion, which was passed unanimously by the Board, to accept the Application as a **Type 2 Action under SEQR for a lot line alteration & special use permit located at 3056 & 3060 Route 82, Verbank NY 12585 Parcel # 177724 & 184706** and scheduled a Public Hearing on the Application for *Thursday March 9<sup>th</sup> 2023 at 7:45 pm* and directed the secretary to provide timely notice thereof.

## 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 8:20 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday March 9<sup>th</sup> 2023** The agenda will close on **February 23<sup>rd</sup> 2023 at 12:00 Noon**. Items for consideration at the **March** meeting must be received by that date.