



**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**  
**November 10<sup>th</sup> 2022**

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

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 September 8<sup>th</sup> 2022 meeting minutes.

**CORRESPONDENCE**

Letter dated 12/8/2022 from KARC Planning Consultants regarding the Wade application.

Phone call received from neighbors Ms. Demuro & Mr. Richwine at 22 on the Green requesting to be removed from the petition they signed in favor of removing the structure from the property.

**Public Hearing**

None

**REGULAR SESSION / OLD BUSINESS**

**PROJECT NAME**

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

**PROJECT DETAILS**

- Application for site plan review to demolish a warehouse structure currently being used as storage.

Meeting #4

Richard Cantor, attorney for the applicant began by reviewing the application and welcomed Kelly Libolt from KARC Engineering to review the report that was submitted on 12/8/2022. She explained in detail that the removal of the structure would have no adverse effect on the hamlet district, it is currently in poor condition, and the repair of the structure would not be an option, as the building has no access to water or sewage disposal or the lot size required to obtain such facilities. Ms. Libolt stated there is not a historical theme in the hamlet district, and that there is a variety of different structure designs. Ms. Libolt explained all research has indicated that the structure is not listed on any state or local historic agency.

Mr. Nelson attorney for the Board stated that although there is not a requirement for the Board to hold a public hearing, that it is at their discretion to choose to have one, and the applicant will abide by that request.

With no more questions or comments from the Board, Chairman Cartalemi stated the Board needs adequate time to review the documents that were recently submitted so they may determine if the application is complete, and the matter was adjourned to the next months meeting.

## REGULAR SESSION / NEW BUSINESS

### PROJECT NAME

### PROJECT DETAILS

- **Bennett Ian Schlansky Lot Line Alteration**  
Applicant: Bennett Ian Schlansky  
Address: 3285 Rt 82 Verbank NY 12585  
Parcel #: 6662-00-680945

Application for a lot line alteration to combine 2.38-acre dwelling parcel # 680945 & 1.38-acre vacant parcel # 651954 to form one 3.76- acre lot.

Meeting #   1  

Mr. Schlansky explained his application is for a lot line alteration to combine 2.38-acre dwelling & 1.38-acre vacant parcel to form one 3.76- acre lot. Chairman Cartalemi stated that Mr. Schlansky's application is essentially taking a non-conforming lot, and creating a single conforming lot, so that is a positive. Mr.s Schlansky stated that with the landscape of the property there is really no other alternative to place his garage, and he prefers his privacy so never intended on building or selling the vacant lot.

Chairman Cartalemi asked if anyone from the public had comments, with none he asked if anyone from the board had comments or questions. With no further comments, Chairman Cartalemi

Chairman Cartalemi asked the board if they had any additional questions, 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 3285 Route 82, Verbank NY Parcel # 6662-00-680945 & 6662-00-651954 and scheduled a Public Hearing on the Application for *Thursday December 8<sup>th</sup> 2022 at 7:35 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 8:05 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday December 8<sup>th</sup> 2022.**

The agenda will close on **November 24<sup>th</sup> 2022 at 12:00 Noon.** Items for consideration at the **December** meeting must be received by that date.