



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

Regular Meeting Agenda
January 16th 2025 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
- Approval of December meeting minutes

III. CORRESPONDENCE

None

IV. PUBLIC HEARING

PROJECT NAME

PROJECT DETAILS

James Intrieri garage site plan review

Owner/ Applicant: James Intrieri
Location: 3056 Route 82 Verbank NY
12585. Parcel 6662-00-177724

Application for site plan review for proposed 60' x
64' garage located in the NC district.

Meeting # 4

PROJECT NAME

PROJECT DETAILS

Arnold Minor Subdivision & SUP

Owner: Steven Arnold
Engineer: Joseph Berger
Location: 1781 Bruzgul Rd Lagrangeville NY
Parcel: #6660-00-621304

Minor subdivision & special use permit for proposed
subdivision of 27.84 acres with existing home (Lot 1
will be reduced to 3.19 acres), and create two
additional lots (Lot 2, flag lot of 20.99 acres) and
(Lot 3 of 4.37 acres) located in the RA3 zone.

Meeting
3

V. REGULAR SESSION / NEW BUSINESS

PROJECT NAME

PROJECT DETAILS

The Farm NY LLC Sketch Plat Review

Owner/Applicant: Charles Bich
Location: Robinwood Lane
Parcel: # 6761-00-177462

Sketch Plat review for proposed 64-lot subdivision of
307 acres located off Robinwood Lane located in the
RA-3 zone.

PROJECT NAME

Uhle Sketch Plat Review

Owner/Applicant: Thomas Uhle
Location: South Parliman Road
Parcel: # 666-00-604389 & 6660-00-548352

PROJECT DETAILS

Sketch Plat review for proposed subdivision of parcel #604389 into two lots & a lot line alteration on parcel #548352 located in the RA-3 zone.

VI. REGULAR SESSION / OLD BUSINESS

PROJECT NAME

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

Owner/Applicant: Rocco Buetti, Joan Deconne, John Vitale
Engineer: Brian Stokosa
Location: Deer Pond Road, Verbank NY 12585
Parcel: 6660-00-621304

PROJECT DETAILS

Extension request for 8/10/2023 approved application for the consolidation of three lots located in the RD10 zone. Originally noted lots 2, 3, 4 will be condolidated into one lot (Lot A) for a total of 12.747 acres

Meeting # 5

VII. OTHER BUSINESS

None

VIII. ADJOURNMENT

- **NEXT DEADLINE: January 23rd 2025** (by Noon)
- **NEXT MEETING: February 13th 2025**



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
January 16th 2024

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

SALUTE TO THE FLAG

BUSINESS SESSION

The Board approved the December meeting minutes.

CORRESPONDENCE

None

PUBLIC HEARING

PROJECT NAME

PROJECT DETAILS

James Intrieri garage site plan review

Owner/ Applicant: James Intrieri

Location: 3056 Route 82 Verbank NY

12585.Parcel 6662-00-177724

Application for site plan review for proposed 60' x
64' garage located in the NC district.

Meeting # 4

Chairperson Natchev welcomed the applicant Mr. James Intrieri to give an overview of the application. Mr. Intrieri stated that since his last appearance with the board, he has provided the board with a screening plan. Mr. Natchev indicated he went to the site and met with the applicant to look at the existing screening, and discussed the addition of 6' evergreens to be added near the building, which is indicated on the plan. Member Fina Kiewra stated she also made a visit to the property, and the location with the addition of the screening is acceptable. With no comments from the public and no questions from the board, Chairperson Natchev offered the following resolution, which was unanimously approved by the board titled:

RESOLUTION OF SITE PLAN APPROVAL
Town Code §210-61
INTRIERI/QUALITY AUTO SITE PLAN APPROVAL

PROJECT NAME

Arnold Minor Subdivision & SUP

Owner: Steven Arnold
Engineer: Joseph Berger
Location: 1781 Bruzgul Rd Lagrangeville NY
Parcel: #6660-00-621304

PROJECT DETAILS

Minor subdivision & special use permit for proposed subdivision of 27.84 acres with existing home (Lot 1 will be reduced to 3.19 acres), and create two additional lots (Lot 2, flag lot of 20.99 acres) and (Lot 3 of 4.37 acres) located in the RA3 zone.

Meeting # 2

Mr. Berger, engineer on the application began by explaining the lot is 27.84 acres, and the intention of the application is to subdivide into 3 separate lots with separate driveways which has been conceptionally approved by the county. The larger lot in the back is where the owner intends to build his home. Each lot will be serviced by their own septic and well. Mr. Berger stated the plan is to construct 4-bedroom homes on the lots created and get the Board of Health approval for 4 bedrooms, with the sizes of the homes being roughly 2,400- 3,000 sqft.

Chairman Natchev asked if any members of the public have comments, with none, Mr. Natchev read a letter from a neighbor located at 1811 Bruzgul Rd stating their concerns about rural privacy, and the possibility that the new lot would install trees that could obstruct their view. Chairperson Natchev stated it does not appear that there could be any landscaping additions that could obstruct their view as the proposed home is much lower in elevation.

RESOLUTION OF APPROVAL

STEVEN L. ARNOLD

MINOR SUBDIVISION AND SPECIAL USE PERMIT

REGULAR SESSION / NEW BUSINESS

PROJECT NAME

The Farm NY LLC Sketch Plat Review

Owner/Applicant: Charles Bich
Location: Robinwood Lane
Parcel: # 6761-00-177462

PROJECT DETAILS

Sketch Plat review for proposed 64-lot subdivision of 307 acres located off Robinwood Lane located in the RA-3 zone.

Chairperson Natchev welcomed the applicant Mr. Bich to open discussion. Mr. Bich indicated that he intends on applying for a conservation easement with Dutchess Land Conservatory for the property, and part of that requirement is that he must show what the value of the property is worth for appraisal purposes, therefore he has provided plans to show a potential 64-lot subdivision, and it is Mr. Bich's intent that he leaves the parcel as a conservation.

Chairperson Natchev suggested that the applicant should have a pre-application meeting with the Town Planner, Town attorney and Town engineer prior to seeking a sketch plat review. The purpose of the pre-application meeting would allow the consultants to confirm whether the proposed plan would meet the requirements of the Town code.

The board indicated without Mr. Bich submitting a narrative with his application they were unaware of his intent. Chairperson Natchev stated that applicant should prepare a more detailed plan with his engineer and set up a work session pre-application meeting with the Town consultants, the matter was adjourned.

PROJECT NAME

Uhle Sketch Plat Review

Owner/Applicant: Thomas Uhle

Location: South Parlman Road

Parcel: # 666-00-604389 & 6660-00-548352

PROJECT DETAILS

Sketch Plat review for proposed subdivision of parcel #604389 into two lots & a lot line alteration on parcel #548352 located in the RA-3 zone.

Chairperson Natchev welcomed the applicant Mr. Thomas Uhle to give a presentation of his application. Mr. Uhle explained his plans shows a subdivision of 20 acres into two lots, one roughly 3.5 acres (lot B), and the other just under existing lot with dwelling to 17 acres (lot A).

He explained that lot B will need additional road frontage so he intends on acquiring the needed road frontage by form of lot line adjustment from the neighboring property owned by Mr. Metzger of .14 acres. Mr. Uhle stated that by removing the .14 acres from the existing Metzger lot, it makes their lot more non-conforming to the 3-acre zoning, therefore he also needs to obtain a variance, another variance may need to be obtained for the larger lot for road frontage.

Mr. Uhle explained that there's no other way to access the property due to a seasonal stream at the entrance and there are minimal wetland areas on the remainder of the property. With no more comments or questions from the board, Chairperson Natchev suggested the applicant submit their application to the Zoning Board of Appeals, and then return to the Planning Board with a full application once it gets approved at the ZBA. The matter was adjourned.

REGULAR SESSION / OLD BUSINESS

OTHER BUSINESS

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 8:25 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday January 16th 2025** the agenda will close on **December 26th 2025 at 12:00 Noon**. Items for consideration at the **January** meeting must be received by that date.



TOWN OF UNION VALE
PLANNING BOARD
RESOLUTION OF SITE PLAN APPROVAL
Town Code §210-61
INTRIERI/Quality Auto Site Plan Approval

WHEREAS, The Town of Union Vale Planning Board, acting pursuant to Union Vale Town Code §210-61 has considered the February 14, 2024 Application of James Intrieri for site plan approval to erect a 3,840 square foot pole barn in the NC Zone at 3056 Route 82, Verbank, NY 12585, tax parcel 6662-00-177724, as depicted on a plat prepared by Day Stokosa Engineering, P.C., dated February 6, 2024; and

WHEREAS, the proposed action has been declared by this Board to be a SEQR Type-2 Action per 6 N.Y.C.R.R. 617.5(c)(9); and

WHEREAS, this Board received notice dated May 2, 2024 that the Dutchess County Department of Planning and Development considered this project to be a “Matter of Local Concern” under New York General Municipal Law §239-m; and

WHEREAS, this matter having come on for a properly notice and advertised Public Hearing on April 11, 2024, which Hearing was continued to May 9, 2024, and then held over pending the NYS Department of Transportation’s determination regarding access to State Route 82; and

WHEREAS, this Board received notice from the New York State Department of Transportation dated November 20, 2024 that the current access to Route 82 from the site was adequate for the proposed use, and the Planning Board Clerk has re-noticed and advertised the continuation of the Public Hearing for January 16, 2025; and

WHEREAS, the continued Public Hearing having been opened, conducted, and closed on January 16, 2025; and

WHEREAS, this Board has considered the advisability of requiring landscaping at the site.

NOW, THEREFORE, be it resolved that the Town of Union Vale Planning Board determines that this site plan application is approved, and that a building permit may issue, subject to:

1. Applicant submitting a plat within 180 days for execution by the Planning Board Chair; and
2. Payment of all outstanding fees; and
3. The installation and maintenance of the following landscaping 4-6' Coniferous trees or hedges in the southernly western side as shown in the drawings from the Fettervilles plan page 5 & 6 as directed by this Board on January 7, 2025; and
4. The applicant shall remove the existing trailer and its contents from the rear yard prior to the issuance of the certificate of occupancy.

NOW, a motion having been made by Member Redinger and seconded by Member Knapp the Chair declared this Resolution to be: Adopted as follows:

The below roll call vote having been taken by the Chairman:

	AYE	NAY
Member Scott Kiniry	<u>✓</u>	_____
Member Kaye Saglibene	<u>✓</u>	_____
Member Michael Mostachetti	<u>Absent</u>	_____
Member Anita Fina Kiewra	<u>✓</u>	_____
Member Larry Knapp	<u>✓</u>	_____
Member Joshua Redinger	<u>✓</u>	_____
Chairperson Alain Natchev	<u>✓</u>	_____

Resolution certified and filed:



Emily Cole, Land Use Secretary

1/23/2025
Date

**TOWN OF UNION VALE PLANNING BOARD
RESOLUTION OF APPROVAL
STEVEN L. ARNOLD
MINOR SUBDIVISION AND SPECIAL USE PERMIT
TAX PARCEL 135400-6660-00-621304, 1781 BRUZGUL ROAD, LAGRANGEVILLE, NEW
YORK**

January 16, 2025

WHEREAS, Steven L. Arnold, seeks to subdivide the above 27.84 acre parcel located in the RA3 Zoning District in to three (3) lots, one of them having an existing home on it, and to also receive a Special Use Permit based on a plan set dated November 15, 2022 and last revised November 1, 2024, a short environmental assessment form dated November 21, 2024, and a zoning determination letter of October 23, 2024, and

WHEREAS, this Board on December 12, 2024, determined this project to be an Unlisted Action pursuant to the New York State Environmental Quality Review Act (SEQRA), and that the Dutchess County Departments of Public Works and Health, and the Town of Union Vale Town Board, Highway Department, and Code Enforcement Officer are involved Agencies; and further determined that it wished to serve as Lead Agency for the coordinated SEQR review of this project; and

WHEREAS, this Board further requested that the Clerk forward notice of its intention to serve as Lead Agency for the SEQRA review of the project, together with a full set of the application documents and plans, to those involved agencies; and

WHEREAS, that because this application includes a request for a Special Use Permit, the Clerk was requested to forward a copy of the full Application Packet to the Dutchess County Department of Planning and Development pursuant to General Municipal Law §239-m; and

WHEREAS, this Board sets this matter down for a Public Hearing at the Town of Union Vale Town Hall on January 16, 2025 at 7:30pm; and

WHEREAS, on December 13, 2024, the Clerk mailed the SEQR Notice and to the Involved Agencies and the §236-m Notice and documents to the Dutchess County Department of Planning and Development; and

WHEREAS, Notice of the Public Hearing was mailed to the Applicant's adjoining neighbors on December 14, 2024, and an advertisement for that January 16, 2025 Public Hearing was published in the Poughkeepsie Journal on December 19, 2024 as required the Town Code; and

WHEREAS, the Dutchess County Department of Planning and Development has advised that this project is a matter of local concern, and no involved agency has responded to the SEQR Notice within the 30-day time period; and

WHEREAS, the Public Hearing in this matter having been Opened and Closed on January 16, 2025, *now therefore*

BE IT RESOLVED THAT, that this Board assumes Lead Agency status, and after reviewing all the documents and information presented determines that granting these permits will not result in the potential for any significant adverse environmental impact and it requests the Chair to answer "No" to all of the relevant questions on Part II of the EAF, and to issue a negative declaration and endorse the same on Part III of that EAF; and

BE IT FURTHER RESOLVED, that this Minor Subdivision Application is approved, and the Application for a Special Use Permit is also approved, both approvals being subject to the following:

1. Submission by the Applicant within 180 days of a subdivision plat in acceptable form for execution by the Chairperson, and
2. Payment of all outstanding fees, including any required driveway fee, as well, required recreation fees for the two (2) additional building lots being created in the amount of

\$4,000 per lot, which condition is based on the creation of additional burden upon the Town's Recreational facilities resulting from this additional residential development.

NOW, on motion of Member Fina Kiewra as seconded by Member Kiniry a roll call vote was taken by the Chairman.

	AYE	NAY
Member Scott Kiniry	<u>✓</u>	_____
Member Kaye Saglibene	<u>✓</u>	_____
Member Michael Mostachetti	<u>Absent</u>	_____
Member Anita Fina Kiewra	<u>✓</u>	_____
Member Larry Knapp	<u>✓</u>	_____
Member Joshua Redinger	<u>✓</u>	_____
Chairperson Alain Natchev	<u>✓</u>	_____

Whereupon the Chairman declared the Resolution: Adopted 6 Defeated 0

Resolution certified and filed:



Emily Cole, Land Use Secretary

1/16/2025
Date

Should information presented by the Applicant or its Representatives either written or verbal, be found to be erroneous, the approval granted herein will be subject to invalidation by the Planning Board

Cc: Applicant
Zoning Administrator
Town Clerk
Town Engineer
Attorney to the Board