



Town of Union Vale Planning Board

Town of Union Vale Town Hall

249 Duncan Road

Lagrangeville, NY 12540

Regular Meeting Agenda

January 12th, 2023 7:30 P.M.

Planning Board Members:

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

I. CALL TO ORDER / DETERMINATION OF QUORUM

II. BUSINESS SESSION

Introduce newest appointed planning board member Larry Knapp
Review the agenda
Approve meeting minutes

III. CORRESPONDENCE

Dutchess County Planning Department 239 Planning/Zoning Referral for Wade application.
Letter dated January 3rd 2023 from Mr. Stephen O. Abel in regards to Wade application.

IV. PUBLIC HEARING

PROJECT NAME

- **Wade Site Plan for historic structure**
Owner/Applicant: Glenn Wade
Location: On the Green, Verbank NY 12585
Parcel: 6663-20-912079
Meeting # 6

PROJECT DETAILS

- Application for Certificate of Appropriateness to demolish structure currently being used as storage.

V. REGULAR SESSION / NEW BUSINESS

None

VI. REGULAR SESSION / OLD BUSINESS

PROJECT NAME

- **Kile Special Use Permit for accessory apartment**
Owner: Joseph & Jacqueline Kile
Applicant/ architect: Erik Wilson
Location: 19 Patrick Dr Lagrangeville NY 12540
Parcel: 6761-00-027072

PROJECT DETAILS

Application for a special use permit to construct a 897 sqft addition to existing home for use as an accessory apartment with 1 bedroom

Approvals from ZBA 1/3/2023

Kile Area Variance 1- § 210-20 for lot size area variance of .68 acres

Kile Area Variance 2 - § 210-56 (1)(a)(4) to extend foundation footprint 810 sqft

Kile Area Variance 3- § 210-56 (1)(a)(6) for door placement in front elevation

Meeting #2

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: January 26th 2023** (by Noon)

- **NEXT MEETING: February 9th 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
January 12th 2023

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

Members Absent: Scott Kiniry & 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 November & December meeting minutes.

CORRESPONDENCE

Dutchess County Planning Department 239 Planning/Zoning Referral for Wade application. Letter dated January 3rd 2023 from Mr. Stephen O. Abel in regards to Wade application.

Public Hearing

PROJECT NAME

PROJECT DETAILS

• **Wade Site Plan for historic structure**

Owner/Applicant: Glenn Wade
Location: On the Green, Verbank NY 12585
Parcel: 6663-20-912079
Meeting # 6

- Application for Certificate of Appropriateness to demolish structure currently being used as storage.

Chairman Cartalemi asked for a motion to open the public hearing, made by member Saglibene, seconded by member Natchev.

Ms. Kelly Libolt from KARC Engineering described the details of the parcel the structure is on, stating that it does not meet the lot and bulk requirements for the Hamlet district, and along with no ability to install water & septic there is not any other options than to remove the building. She stated that by removing the structure and relocating it to Mr. Wade’s Lagrange home is not contrary to the Town’s master plan and meets relevant sections to the code. Ms. Libolt stated that the demolition of the structure and relocation does not have an adverse effect on the Hamlet district as there is no consistent theme or design of the other structures in the district.

Chairman Cartalemi asked if anyone from the public had comments. Mr. Mike Meyers of 39 On the Green is whom has been a resident many years on the street is in favor of allowing Mr. Wade to demolish and reconstruct the building elsewhere.

Ms. Sharon Slocum of 32 On the Green who has resided there for 40 years stated she is in favor of allowing Mr. Wade to remove the structure. She stated that times have changed and many of the other historical

qualities of neighboring structures have been so modified that they no longer have any historic features left to them.

Chairman Cartalemi asked if anyone else from the Public or Board had any questions or comments, with none, Chairman Cartalemi offers the following resolution which passed unanimously by the board:

**“RESOLUTION
Demolition Permit Certificate of Appropriateness
Glenn Wade
Verbank, New York”**

REGULAR SESSION / OLD BUSINESS

PROJECT NAME

PROJECT DETAILS

- **Kile Special Use Permit for accessory apartment**

Owner: Joseph & Jacqueline Kile
Applicant/ architect: Erik Wilson
Location: 19 Patrick Dr Lagrangeville
NY 12540
Parcel: 6761-00-027072

Application for a special use permit to construct an 897 sqft addition to existing home for use as an accessory apartment with 1 bedroom

Approvals from ZBA 1/3/2023

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Meeting #2

Mr. Erik Wilson, engineer for the application described the changes that have been made to the plan based on the approvals that were granted from the Zoning Board of Appeals. The board discussed the position of the addition and existing garage space which had recently been renovated to a storage room and that they are connected. There was a discussion about the condition approved from the Zoning Board of Appeals that the space created by this addition to existing single-family dwelling must be occupied by a relative only which is what the Kile family intends on doing. Chairman Cartalemi read the requirements for the apartment, in which the application either meets or has obtained an area variance for.

Chairman Cartalemi stated that the construction of a space with the intention to be used as accessory apartment is not allowed by the zoning code, however an addition, which is then later converted to an apartment is allowed. The board suggested the applicant build the addition to the property first, and later return to convert into the apartment. The matter is adjourned until after construction of the addition.

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

Mr. James Intrieri provided a site plan in which he looking to merge two lots into one lot. Mr. Intrieri stated that the current lot is used as a pre-existing legal non-conforming lot as an auto repair shop. He commented he does not intend on using the space created from the vacant parcel to do any car sales or mechanic work. Chairman Cartalemi stated as per the site plan provided even a display vehicle would not be allowed to be on the vacant lot, and suggested he update the site plan and return for next month's meeting, stating that any portion of the vacant land will not be allowed the same use as his pre-existing lot. With no more comments from the Board, the matter is adjourned to the next meeting,

REGULAR SESSION / NEW BUSINESS

None

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 8:30PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday February 9th 2023**

The agenda will close on **January 26th at 12:00 Noon**. Items for consideration at the **February** meeting must be received by that date.



Town of Union Vale Planning Board
249 Duncan Road
Lagrangeville, NY 12540
(845) 724-5600

RESOLUTION
Demolition Permit Certificate of Appropriateness
Glenn Wade
Verbank, New York

DATE: January 12, 2023

WHEREAS, on April 26, 2022, Glenn Wade applied for a demolition permit to allow him “take down [a] building” located On The Green in the Hamlet District of the Town of Union Vale, which structure had previously been a railroad freight building and more recently used as a warehouse, and

WHEREAS, on April 26, 2022, Mr. Wade also submitted a Short Environmental Assessment Form regarding his application to “take down the warehouse,” and

WHEREAS, Town Code Enforcement Officer George Kolb on September 23, 2022 clarified his May 6, 2022 determination to provide that a site plan approval was not required for the requested demolition permit, but a Certificate of Appropriateness was required, pursuant to Town Code §210-46B(3), and

WHEREAS, Town Code §210-46(B)(3) requires that to demolish a structure in the Hamlet District a Certificate of Appropriateness must be obtained based on a finding that the demolition will have no adverse effect on the overall character of the Hamlet District or that there are no reasonable alternatives, including consideration of relocation of the structure on the site, within the Hamlet District or elsewhere outside the District, and

WHEREAS, Mr. Wade has advised that he intends to rebuild the structure on his premises at 21 Freedom Road in the Town of LaGrange, and has presented a letter from Kenneth McLaughlin, LaGrange Building Inspector indicating that a building permit for the reconstruction will be issued, and

WHEREAS, notice of a public hearing having been published in the Poughkeepsie Journal, proof of certified mailing to the neighboring properties having been received, the County of Dutchess having advised that it considers the matter to be one of “local concern” pursuant to §239-m of the General Municipal Law, and the Town of LaGrange having been forwarded notice of the Town’s intention to conduct the SEQR review of this application and not responded, and

WHEREAS, the Applicant has submitted correspondence and supporting documentation from its counsel Richard I. Cantor, Esq., from KARC Planning Consultants, Inc., dated November 10, 2022, December 8, 2022, and January 12, 2023, with several attachments, and correspondence of January 3, 2023 from Stephen Abel, now, therefore,

BE IT RESOLVED that after receiving, reviewing and considering all of the aforementioned materials, all of the other documentation presented to this Board, the record of its prior proceedings, and all of the comments received at the public hearing this day and otherwise, this Board determines,

- That the Town of Union Vale Planning Board will conduct the SEQRA review of this unlisted action, and
- That the granting of this demolition permit will have no significant adverse environmental impact, and it authorizes the Chairperson to answer “No” to the questions in Part #2 of the Short EAF submitted, and further authorizes and directs the Chairperson to indicate in Part #3 of the EAF that the proposed action will not result in any significant adverse environmental impacts, and
- That Enforcement Officer Kolb to issue a Certificate of Appropriateness and the requested Demolition Permit, assuming that all of the other prerequisites for the Demolition Permit have been complied with, based on Mr. Wade’s intention to remove and relocate the structure to 21 Freedom Road in LaGrange, and

BE IT FURTHER RESOLVED, that the issuance of the above Certificate and Demolition Permit are conditioned on:

1. The payment of all fees;
2. Restoration of the site upon relocation per Town Code;
3. Either the return of the historical marker at the site to the Town of Union Vale Historical Society, or allowing it to remain in place; and
4. Providing proof within six months of the date of this Resolution that a building permit from the Town of LaGrange has been obtained for the proposed relocation.

The foregoing having been OFFERED BY: Member Natchev SECONDED BY: Member Saglibene, and having been called to a vote, the Chairman declared the Resolution to be Adopted as follows.

	<u>Ayes</u>	<u>Nays</u>
Member Anita Fina Kiewra	✓	
Member Scott Kiniry	absent	
Member Larry Knapp	✓	
Member Michael Mostachetti	absent	
Member Alain Natchev	✓	
Member Katherine Saglibene	✓	
Chairperson Pat Cartalemi	✓	

Resolution
certified and filed:



Emily Cole
Land Use Secretary

Date 1/23/2023