



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

Regular Meeting Agenda
February 13th 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 January meeting minutes

III. CORRESPONDENCE

None

IV. PUBLIC HEARING

None

V. REGULAR SESSION / NEW BUSINESS

PROJECT NAME

Powell – Special Use Permit-Care Taker's Cottage

Applicant/Contractor: Henry Welsh
Owner: William & Linda Powell
Location: 2211 Clove Road
Parcel: #6861-00-165488

PROJECT DETAILS

Application for a special use permit for proposed conversion of an existing 1,584 stone cottage to a caretaker's cottage, with the new construction of 2,400 sqft home to be the new principal structure to be placed where existing barn was removed on existing 26.5 acre lot located in the RD10 zone.

Meeting # 1

VI. REGULAR SESSION / OLD BUSINESS

None

VII. OTHER BUSINESS

None

VIII. ADJOURNMENT

- **NEXT DEADLINE: February 20th 2025** (by Noon)
- **NEXT MEETING: March 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
February 13th 2024

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

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 January meeting minutes.

CORRESPONDENCE

None

PUBLIC HEARING

None

REGULAR SESSION / NEW BUSINESS

PROJECT NAME

PROJECT DETAILS

Powell – Special Use Permit-Care Taker's Cottage

Application for a special use permit for proposed conversion of an existing 1,584 stone cottage to a caretaker's cottage, with the new construction of 2,400 sqft home to be the new principal structure to be placed where existing barn was removed on existing 26.5-acre lot located in the RD10 zone.

Applicant/Contractor: Henry Welsh
Owner: William & Linda Powell
Location: 2211 Clove Road
Parcel: #6861-00-165488

Meeting # 1

Chairperson Natchev welcomed the applicant Mr. Henry Welsh to give an overview of the application. Mr. Welsh stated that the owner wishes to build a primary 3-bedroom dwelling in the location where there was an existing barn, and convert the existing stone cottage into a caretaker's cottage. The property was originally part of the neighboring gun club, and due to the size of the property the owner needs a caretaker for the property. Mr. Welsh explained that the owner needs to have a more accessible home so the existing home would be designated the caretaker's cottage, and a new home will be built to the owner's needs.

Mr. Welsh stated he is in the process of getting the necessary approvals from the board of health. Chairperson Natchev stated the application appears to meet all the requirements. With no comments or

questions from the board, Chairperson Natchev offered the following resolution, which was unanimously approved by the board titled:

**“CONVERSION OF EXISTING SINGLE-FAMILY DWELLING TO A
CARETAKERS COTTAGE
ERECTION OF A NEW SINGLE-FAMILY DWELLING
SEQRA RESOLUTION
RESOLUTION SETTING A PUBLIC HEARING”**

REGULAR SESSION / OLD BUSINESS

None

OTHER BUSINESS

None

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 7:55 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday March 13th 2025** the agenda will close on **February 20th 2025 at 12:00 Noon**. Items for consideration at the **March** meeting must be received by that date.



Planning Board
249 Duncan Road
Lagrangeville, NY 12540
(845) 724-5600

**SPECIAL USE PERMIT APPROVAL
CONVERSION OF EXISTING SINGLE-FAMILY DWELLING TO A
CARETAKERS COTTAGE
ERECTION OF A NEW SINGLE-FAMILY DWELLING**

Date: March 13, 2025

WHEREAS, Applicant, Linda Powell is the owner of premises at 2211 Clove Road, Lagrangeville (Union Vale) New York, being tax parcel 135400-6861-00-165488 consisting of 26.52 +/- acres in the RD-10 Zoning District, which is improved by one (1) single family dwelling having approximately 1,500 square feet of habitable floor area (the “Existing Dwelling”), as to which premises Applicant seeks Special Use Permit approval to erect a new single family dwelling of approximately 2,400 square feet of habitable floor area, and to change the use of the Existing Dwelling to a “Caretaker’s Cottage” pursuant to Union Vale Town Code §210-56B(3); and

WHEREAS, Town Code Enforcement Officer George A. Kolb Jr. has issued a Notice of Zoning determination dated January 14, 2025, finding that the proposed new construction and the change of use of the Existing Dwelling are permitted under the Town Code, subject to the fulfillment of certain conditions, all as detailed on Exhibit A hereto; and

WHEREAS, by Resolution of February 13, 2025 this Board determined that this application was exempt from referral to Dutchess County Planning pursuant to General Municipal Law §239-m, and found it to be a Type II Action requiring no SEQR review; and

WHEREAS, the Public Hearing having been properly noticed, and then opened and closed on March 13, 2025; **NOW THEREFORE**

BE IT RESOLVED, that this Planning Board:

Grants this Application for a Special Use Permit pursuant to Union Vale Town Code §210-56(3) subject to the fulfillment of the following conditions:

1. Dutchess County Department of Health approval as required for all water and wastewater service, and
2. Dutchess County Highway Department approval of the proposed driveway access to a County road, and
3. Procurement of a building permit for the erection of the new single family dwelling, and
4. Payment of all fees.

Fina Kiewra a roll call vote was taken by the Chairman.

	AYE	NAY
Member Scott Kiniry	<u>Absent</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>	_____

Adopted: 5 Denied: 0

Resolution certified and filed:



 Emily Cole
 Planning Board Secretary

March 13, 2025
 Date