



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 8th 2024

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

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.

BUSINESS SESSION

The Board approved meeting minutes from December 14th 2023.

CORRESPONDENCE

Letter from Union Vale Fire Advisory Commission dated January 11th 2024 for Bonavenia application.
 Letter from Nan Stolzenburg dated January 29th 2024 for Bonavenia application.
 Letter from Rennia Engineering dated February 1st 2024 for Bonavenia application.

PUBLIC HEARING

PROJECT NAME

PROJECT DETAILS

Faillace Ground Mounted Solar Special Use Permit

Owner: David Faillace
 Applicant: Plug PV- Chelsea Breen
 Location: 5 McCourt Road, Lagrangeville NY
 Parcel: 6861-00-890662

Application for the installation of 555 sqft ground mounted solar array in the RD-10 zone.

Approvals needed:

- Special Use Permit
- Certificate of visual compatibility

Meeting # 3

Chairperson Natchev made a motion to open the public hearing, unanimously accepted by the board.

The board discussed the height of the panels was revised to meet the 12’ max height requirement. The applicant indicated the panels cannot be seen from any neighboring property, so the board determined no screening was necessary. With no comments from the public, Chairman Natchev closed the public hearing and offered the following resolution which passed unanimously by the board, titled:

FAILLACE APPROVAL RESOLUTION
 SPECIAL USE PERMIT – VISUAL COMPATIBILITY
 TOWN OF UNION VALE PLANNING BOARD
 TAX PARCEL # 6861-00-890662
 5 MCCOURT ROAD, LAGRANGEVILLE NY 12540

REGULAR SESSION / OLD BUSINESS

PROJECT NAME

Bonavenia Enterprises

Owner/ applicant: Bonavenia Enterprises/
Laurie Bonavenia
Engineer: Day Stokosa Engineering
Location: E. Noxon Rd & Clapp Hill Rd
Parcel: 6660-00-437115

PROJECT DETAILS

Review of a conservation subdivision of a 45.83-acre lot located in the TC district. 48 townhomes in a grid style, 3 additional single-family homes along Clapp Hill Road, with the pre-existing commercial space to the south. Approvals needed:

- Major Subdivision
- Special Use Permit- Subdivision
- Site Plan Review

Meeting # 3

Mr. Brian Watts representative from Day Stokosa Engineering presented the application. Mr. Watts detailed some of the updates to the plan, which include the removal of one of the single-family lots along Clapp Hill road, which faced some wetland setback issues. The plan also indicated additional parking to allow for 3 vehicles per unit. Mr. Watts indicated there is existing pine trees along Alexey way & a vegetative buffer with approximately 150' side line setback.

The Board discussed the gated emergency water tower access, and the possibility of using it as a second exit from the complex. Mr. Watts stated there was a pretty good site distance on E. Noxon road for the entrance, but would like to see what the state or county comments on traffic, if a study is required the applicant will provide one.

Thomas Harvey of Rennia Engineering, the Towns consultant asked the applicant if they could provide a little more information on the plan regarding the conservation analysis that was done. Mr. Watts indicated the disturbance should be under the 5-acre requirement, they would like to limit as much disturbance as possible, while also achieving the request of the CAC to remove some invasive vegetation, and plan to install gravity fed septic systems.

Chairperson Natchev asked if anyone from the board had any comments or questions, with none Chairperson Natchev offered the following resolution which was passed unanimously by the board, titled:

TOWN OF UNION VALE PLANNING BOARD
SEQRA & 239-m RESOLUTION
SUBDIVISION, SPECIAL USE PERMIT, SITE PLAN
and TOWN BOARD ROAD WIDTH CODE CHANGE
BONAVENTIA ENTERPRISES, LLC
TAX PARCEL # 6660-00-437115
797-805 CLAPP HILL ROAD, LAGRANGEVILLE NY 12540

REGULAR SESSION / NEW 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 8:37 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday March 14th 2024** the agenda will close on **February 22nd 2024 at 12:00 Noon**. Items for consideration at the **March** meeting must be received by that date.

DRAFT