



Town of Union Vale Planning Board

Town of Union Vale Town Hall

249 Duncan Road

Lagrangeville, NY 12540

Regular Meeting Agenda

April 11th 2024 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
- Approve March meeting minutes

III. CORRESPONDENCE

IV. PUBLIC HEARING

PROJECT NAME

James Intrieri garage site plan review

Owner/ Applicant: James Intrieri

Location: 3056 Route 82 Verbank NY

12585.Parcel 6662-00-177724

PROJECT DETAILS

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

Meeting # 2

I. REGULAR SESSION / NEW BUSINESS

PROJECT NAME

Fuscaldo Sketch Plat Review

Owner: Hermann Freihofer & Elizabeth

Gilleski

Applicant: Joe Fuscaldo

Engineer: M. Gillespie & Associates

Address: Bruzgul Road

Parcel #: 6660-00-780173

PROJECT DETAILS

Sketch Plat Review for proposed wedding venue located on Bruzgul Road in the RD-10 Zone.

Meeting # 1

I. REGULAR SESSION / OLD BUSINESS

PROJECT NAME

ECS Exercise Sketch Plat review

Owner/Applicant: Ed Stickter

Engineer: Willingham Engineering

Location: Route 55, Lagrangeville NY 12540

Parcel: #6660-00-466275

PROJECT DETAILS

Applicant submitted a revised landscaping plan to approved plan dated 3/20/2023

Meeting # 11

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 # 4

II.

OTHER BUSINESS

None

III.

ADJOURNMENT

- **NEXT DEADLINE: April 18th 2024** (by Noon)
- **NEXT MEETING: May 9th 2024**



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
April 11th 2024

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

Members Absent: Scott Kiniry & Michael Mostachetti

Others Present: Thomas Harvey, Town Engineer

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 March 2024

CORRESPONDENCE

None

PUBLIC HEARING

PROJECT NAME

James Intrieri garage site plan review

Owner/ Applicant: James Intrieri

Location: 3056 Route 82 Verbank NY 12585.

Parcel 6662-00-177724

PROJECT DETAILS

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

Meeting # 1

Chairperson Natchev opened the public hearing and welcomed the applicant and owner Mr. James Intrieri to discuss the application. Mr. Intrieri has stated that he is proposing a 60' x 64' storage building in accessory to his principal business of an auto repair shop. He intends to use the building to store vehicles, it will not have any water, and electricity will be installed at a later date. Chairperson Natchev asked if the board or from the public had any comments or questions, with none the Chairman made a motion, to hold over the public hearing to the next meeting due to not receiving a response from Dutchess County on the referral.

REGULAR SESSION / NEW BUSINESS

PROJECT NAME

Fuscaldo Sketch Plat Review

Owner: Hermann Freihofer & Elizabeth Gilleski

Applicant: Joe Fuscaldo

Engineer: M. Gillespie & Associates

Address: Bruzgul Road

Parcel #: 6660-00-780173

PROJECT DETAILS

Sketch Plat Review for proposed wedding venue located on Bruzgul Road in the RD-10 Zone.

Meeting # 1

Mr. Joe Fuscaldo, applicant on the application gave an overview of the application. He stated they are proposing a barn style wedding venue, with 7 small cottages for the wedding party to stay the night in, it will not be operated as a hotel, the cottages will only be used when there is an event being held. He stated they plan on using the other areas of the property a farming type operation, as a pick your own planting. Chairperson Natchev asked the applicant to further explain the cottages and their utilities. Mr. Fuscaldo stated they will be separate buildings but they will not have any kitchens, they will be styled more as hotel rooms, with just a full bathroom. The board had a discussion regarding the determination letter, stating that the code administrator George Kolb, classified the proposed application as a conference center, as there is no specific code for wedding venue in the town code. The applicant stated the wedding guest size would be a maximum of 160 people. There will be no cooking in the venue, it will only have a prep kitchen area for outside catering. The applicant also stated they intend on building the structure to absorb sound, to keep the noise at a minimum. Mr. Fuscaldo stated the plan is just preliminary to confirm the use is allowed. Mr. Thomas Harvey town engineer stated that according to the town code a conference center use would require 100 acres, and this parcel is under that minimum, so a variance may be required. With no further questions or comments the matter was adjourned.

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 # 4

Mr. Brian Watts, engineer on the application gave an update on the application, which include some corrections on the lighting, and landscaping. He stated that the county had submitted their comments on the application. Dutchess County made some suggestions which can be found in attached letter from Dutchess County Planning & Development on April 10th, 2024, titled:

“ZR24-044, Bonavenia Enterprises Subdivision.”

Chairperson Natchev asked the applicant if they have done a traffic analysis, Mr. Watts stated they have not done that, as they are waiting for the Department of Public Works to review and comment. The board suggested the applicant discuss with their engineer how they will mitigate the public water supply. Town Engineer Mr. Thomas Harvey suggested the applicant submit a formal letter that details their responses to the county’s comments made on the referral. With no more comments from the board, Chairperson Natchev offered the following resolution, which was unanimously approved by the board titled:

” TOWN OF UNION VALE PLANNING BOARD
SEQRA LEAD AGENCY/DETERMINATION OF SIGNIFICANCE RESOLUTION
SUBDIVISION, SPECIAL USE PERMIT, SITE PLAN
and TOWN BOARD ROAD WIDTH CODE CHANGE
Bonavenia Enterprises, LLC”

The matter was adjourned.

PROJECT NAME

ECS Exercise Sketch Plat review

Owner/Applicant: Ed Stickter

Engineer: Willingham Engineering

Location: Route 55, Lagrangeville NY 12540

Parcel: #6660-00-466275

PROJECT DETAILS

Applicant submitted a revised landscaping plan to approved plan dated 3/20/2023

Meeting # 11

Chairperson Natchev welcomed applicant Matt Towne, engineer & owner Ed Sticter. Chairperson Natchev commented that the applicant has not submitted items that were needed as condition of the approval in August 2023, such as the revised landscaping plan. He continued that the application has expired as of February 2024, and the board will need a new application submitted under the new TC zone to be reviewed for approval by the Planning Board.

Mr. Towne stated that the applicant never received a copy of the approved resolution from August 10th 2023 indicating the expiration date. Chairperson Natchev stated it was verbally stated during the August meeting and the resolution was read to the applicant, and suggested the applicant write a letter to the Towns attorney, and it will be reviewed, as the Planning Board does not have jurisdiction to extend an expired application, and that it should have been submitted before the date of expiration. He also advised the applicant to review his application with Code Administrator George Kolb to see if any TC zone changes will apply to his application. The matter was adjourned.

OTHER BUSINESS

Town Board member Pat Cartalemi discussed with the Planning Board the amendments to the town code regarding the TC Zone. Chairperson Natchev asked if the board members had any additional comments to the proposed changes, with none, Chairperson Natchev offered the following resolution, which was unanimously approved by the board titled:

“TOWN OF UNION VALE PLANNING BOARD
REFERRAL RE CH §192, ZONING CODE CHANGES”

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 May 9th 2024** the agenda will close on **April 2024 at 12:00 Noon**. Items for consideration at the **April** meeting must be received by that date.



DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

April 10, 2024

To: Planning Board, Town of Union Vale
Re: **ZR24-044, Bonavenia Enterprises Subdivision**
Lot: 437115, CR 21

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION

The applicant is proposing a conservation subdivision in the TC zoning district, including the development of 48 townhouses, 2 single-family lots, an existing non-conforming commercial lot, and one water treatment parcel. The involved application is subject to site plan approval for the proposed layout and site improvements related to the townhouse buildings.

COMMENTS

Complete Streets Checklist

The applicant is proposing a new entrance to the site on East Noxon Road (CR 21). This will require a highway work permit from Dutchess County DPW. Given that the proposed entrance will affect a County road, the applicant should coordinate with DPW staff as they will be required to fill out a [Complete Streets Checklist](#).

TC Design Standards

The Town Code states that all commercial, multi-family, townhouse, and mixed use developments shall meet the requirements of §210 Attachment 3 (TC Design Standards). We note inconsistencies with the following requirements provided in Attachment 3, Design Standards for the TC District:

- Sidewalks shall be required along all Route 55 and CR 21 frontages. All sidewalks shall meet ADA standards. Bike paths and other pedestrian trails shall be provided for within the subdivision and linked to existing trail or path systems as they may exist.

No sidewalks appear to be proposed along the CR 21 frontage and no bike paths or other pedestrian trails have been identified on the plans submitted to our office for review, where both are required.

- Sidewalks shall be a minimum of 5' wide and shall meet all ADA requirements.

Notations on the plans provided to our office for review show 4' sidewalks being proposed.

- Shared access points are required to reduce curb cuts, where appropriate.

The applicant should consider utilizing a shared driveway for the two single-family lots fronting Clapp Hill Road in order to reduce the number of curb cuts being proposed. This would also reduce the amount of impervious surfaces being proposed in proximity to the federal wetland located on the subject parcel.

- Site lighting (Height) - Pedestrian scale and area lighting shall be required. Pedestrian Lighting shall be 12' maximum height. Area Lighting shall be 15' or 2' lower than building height whichever is less.

Thirteen 18' pole mounted lighting fixtures are shown on the lighting plan, which are prohibited. The applicant should consider alternative pedestrian scale fixtures that meet the requirements of the TC Design Standards.

- All lighting bulbs and fixtures shall be dark-sky compliant to minimize glare and light pollution.

The photometric lighting plan shows concerning lighting "hot-spots" (10+ footcandles) near the proposed 18' pole mounted fixtures. Dark-sky principles for responsible outdoor lighting encourage low levels of lighting, recommending that the lowest light levels required should be used. Best practices suggest that outdoor lighting levels in all areas except those deemed "high-security" (such as around an outdoor ATM) should be evenly distributed in the range of 0.1-1 footcandle. Even in high-security areas, lighting shouldn't exceed 5 footcandles; anything more than that is generally considered to be a contributing source of light pollution and glare. The locations and/or fixture selections could be modified to create a more appropriate lighting experience throughout the site.

Misc. Comments

- A refuse area should be identified and screened to satisfy the requirements of Section 210-64(4)(h) of the Town Code.
- The applicant could consider providing options for bicycle parking such as bike racks,
- The applicant should include a bulk table on the plans showing how the proposed project meets the requirements provided in the Schedule of Area and Bulk Regulations.
- Additional information may be required in order for the Board to adequately evaluate the proposed conservation easement areas conservation value.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP, Commissioner

By



Clayton Gurnett, Planner

cc: Stephen Gill, DCDPW (via email)

Dutchess County Department of Planning and Development		Fax Info Only	To	Date	#pgs
		Co./Dept.	From		
		Fax #	Phone #		

239 Planning/Zoning Referral - Exemption Communities

Municipality: **Town of Union Vale**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **4371150000**

Project Name: **Bonavenia Enterprises Subdivision**

Applicant: **Bonavenia Enterprises LLC**

Address of Property: **797-805 Clapp Hill Rd, Union Vale, NY 12540**

Exempt Actions:*
239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezoning involving all map changes
- ☐ Architectural Review
- ☒ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☒ State Road: **Route 55**
- ☒ County Road: **E. Noxon Road**
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☒ Municipal Boundary
- ☒ Farm operation in an Agricultural District

Date Response Requested: **3/12/2024**

Entered By: **Cole, Emily**

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only			
Response From Dutchess County Department of Planning and Development			
<p>No Comments:</p> <p><input type="checkbox"/> Matter of Local Concern</p> <p><input type="checkbox"/> No Jurisdiction</p> <p><input type="checkbox"/> No Authority</p> <p><input type="checkbox"/> Withdrawn</p> <p><input type="checkbox"/> Incomplete - municipality must resubmit to County</p> <p><input type="checkbox"/> Exempt from 239 Review</p> <p><input type="checkbox"/> None</p>		<p>Comments Attached:</p> <p><input checked="" type="checkbox"/> Local Concern with Comments</p> <p><input type="checkbox"/> Conditional</p> <p><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> Incomplete with Comments- municipality must resubmit to County</p> <p><input type="checkbox"/> Informal Comments Only (Action Exempt from 239 Review)</p>	
Date Submitted: 2/15/2024	Notes:	<input type="checkbox"/> Major Project	
Date Received: 3/12/2024		Referral #: ZR24-044	
Date Requested: 3/12/2024			
Date Required: 4/10/2024	<input type="checkbox"/> Also mailed hard copy	Reviewer:	
Date Transmitted: 4/10/2024			



TOWN OF UNION VALE PLANNING BOARD
LEAD AGENCY/DETERMINATION OF SIGNIFICANCE RESOLUTION
SUBDIVISION, SPECIAL USE PERMIT, SITE PLAN
and TOWN BOARD ROAD WIDTH CODE CHANGE

Bonavenia Enterprises, LLC
Tax Parcel 135400-6660-00-437115
797-805 Clapp Hill Road, Town of Union Vale

WHEREAS, Bonavenia Enterprises, LLC (“Applicant”), the owner of 124.85 acres, 44.78 acres of which are located in the Town of Union Vale (Tax Parcel No. 135400-6660-00-437115), with the balance being in the adjoining Town of Beekman, has applied to the Town of Union Vale Planning Board (“this Board”) for a conservation subdivision approval, a special use permit, and site plan approval for a Project at the Applicant’s property which is in Union Vale and located at 797-805 Clapp Hill Road in the TC (Town Center) Zoning District, and

WHEREAS, by Resolution dated February 8, 2024, this Board determined that the Project is a Type I Action, identified the several Involved Agencies pursuant to the New York State Environmental Quality Review Act, declared its interest in serving as Lead Agency for the SEQRA review of this Project, directed that a 30-day notice of that Lead Agency Intention be given to the Involved Agencies, and directed that a General Municipal Law §239-m Notice be given to Dutchess County, together with other notices, and

WHEREAS, the required 30-day SEQRA Lead Agency Notice has been given and no Involved Agency has expressed an interest in serving as Lead Agency, and

WHEREAS, the County of Dutchess has most recently responded to the General Municipal Law §239-m Notice on April 10, 2024, which response found the Project to be a “matter of local concern” as to which it made comments and suggestions, *now, therefore*,

BE IT RESOLVED, that this Board hereby assumes SEQRA Lead Agency status to oversee the coordinated environmental review of this Project; and

BE IT FURTHER RESOLVED, that prior to making a determination of the environmental significance of the Project this Board will address questions to the Applicant regarding potential revisions to its plan relating to the common utility service, traffic and access, the homeowner's association and the comments of the County, the Town's planning and engineering consultants, this Board, the public, and the interested agencies.

NOW, on motion of Member Saglibene as seconded by Member Knapp, 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 Reddinger	<u>✓</u>	_____
Chairperson Alain Natchev	<u>✓</u>	_____

Whereupon the Chairman declared the Resolution: Adopted 5 Defeated 0
Resolution certified and filed:

		<u>4/11/2024</u>
Emily Cole	Land Use Secretary	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
Town Planning Consultant
Attorney to the Board

**TOWN OF UNION VALE PLANNING BOARD
REFERRAL RE CH §192, ZONING CODE CHANGES**

WHEREAS, the Town of Union Vale Town Board, has noticed a public hearing regarding three proposed Zoning Code modifications for consideration at a public hearing scheduled for May 1, 2024, copies of which proposed modifications are annexed hereto, with the language to be deleted shown as ~~stricken~~, and the language to be added underscored, and

WHEREAS, the Union Vale Town Board has requested that the Planning Board provide comments and recommendations regarding the proposed modifications pursuant to Town Code §210-83, now therefore

BE IT RESOLVED, that the Planning Board advises the Town Board as follows:

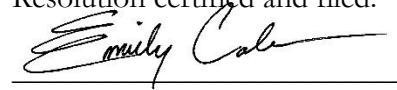
THAT upon review of the proposed modifications regarding the definition of a “major Subdivision”, the proportion of buildings, specifically relating to Commercial v. non-Commercial building footprints in the TC Town center zone district and the private street standards, the Planning Board deems the proposed modifications are all consistent with the purposes embodied in this chapter as applied to the particular zoning districts concerned and consistent with the Town of Union Vale Master Plan.

NOW, on motion of Member Knapp as seconded by Member Redinger, a roll call 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>	_____

Whereupon the Chairman declared the Resolution: Adopted 5 Defeated 0

Resolution certified and filed:

A handwritten signature in cursive script, appearing to read "Emily Cole", written in black ink.

Emily Cole, Land Use Secretary

Dated: April 11th 2024