



**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**  
**July 11<sup>th</sup> 2024**

Members Present: Chairperson Alain Natchev, Members: Anita Fina Kiewra, Joshua Redinger, Scott Kiniry & Michael Mostachetti

Members Absent: Kaye Saglibene & Larry Knapp

**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 held over June meeting minutes.

**CORRESPONDENCE**

Email dated 6/28/2024 from Christopher Coleman regarding ECS Exercise

**PUBLIC HEARING**

None

**REGULAR SESSION / NEW BUSINESS**

**Somsag Accessory Apartment SUP**

Owner/ Applicant: Mike & Tara Somsag

Architect: Edward Mauro

Address: 57 South Parliman Rd Lagrangeville NY  
12540

Parcel #: 6660-00-515375

Special use permit application for the conversion of detached 2-story structure to 1-bedroom accessory apartment located in the RA-3 Zone.

Meeting # 3

Chairperson Natchev made a motion, unanimously approved by the board to open the public hearing. Mr. Mauro, architect on the application explained the application is for an accessory apartment of (1) bedroom, with office above. He commented the structure was previously approved as an office building, and the owners would like to create a handicap assessable apartment for the mother-in-law, while keeping the office on the second floor for the owner to use for his business.

Chairperson Natchev asked if anyone from the public or board had comments or questions, with none chairperson made a motion to close the public hearing and offered the following resolution, which was unanimously approved by the board titled:

RESOLUTION APPROVING SOMESAG ACCESSORY  
APARTMENT WITHIN DETACHED STRUCTURE  
SPECIAL USE PERMIT

### 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, 2 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 # 5

Mr. Stokosa began by reviewing some additions they submitted to include some visuals from the neighboring properties on Alexy Way. Mr. Stokosa indicated there are some existing trees along the line, but they plan to fill in where there are some breaks between existing plantings with evergreens, and create a berm for better screening. The board discussed species of trees, and to be sure that the applicant plant species that will retain a fullness at the base of the tree or to plant additional shrubs.

Chairperson Natchev asked the applicant if they could submit responses to the Towns Engineers report from June 13<sup>th</sup> 2024 for the next meeting. Chairperson Natchev asked the applicant if they can provide the board with an example of past sidewalk easements they have prepared in the past. There was a discussion about installing a dry hydrant, which the applicant stated they would include in the plan.

The applicant indicated they are holding off on providing a full SWPPP but it will be submitted. The board discussed how the HOA would handle the waste water system if it should fail, as the Town would not want to assume any responsibility down the line. Town Engineer Mr. Thomas Harvey had indicated to Chairman Natchev that Dutchess County Waste Water Association has higher standards than required by the Board of Health, and that the applicant should have a discussion with them in regards to how they would take responsibility in case of default.

In conclusion the board recommended that the applicant reach out to the Town Engineer regarding some of the items that need further detail.

Chairman Natchev asked for questions from the board, with none, the Chairman made a motion, which was passed unanimously by the Board, to **schedule a Public Hearing on the Application of Bonavenia Enterprises for a Major subdivision, Special Use Permit & Site Plan Review for *Thursday August 8<sup>th</sup> 2024 at 7:35 pm* and directed the secretary to provide timely notice thereof.**

### 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 8:15 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday August 8<sup>th</sup> 2024** the agenda will close on **July 11<sup>th</sup> 2024 at 12:00 Noon**. Items for consideration at the **August** meeting must be received by that date.