



ZONING BOARD OF APPEALS
Town of Union Vale
249 Duncan Road Lagrangeville, NY 12540
845-724-5600

RESCHEDULED TO
1/6/2026

11/18/2025

Notice to Contiguous Neighbors / Public Hearing

The Town of Union Vale ZONING BOARD shall conduct a Public Hearing on
TUESDAY December 2nd 2025 at 7:45 p.m.

For the Application of 29 Styles Way, LLC for the legalization of a warehouse occupancy in the Airport Zone for an interpretation that the current use of the structure at 29 Styles Way Lagrangeville NY 12540 is an authorized use under §210-47B(2)(f) & an accessory use under §210-47B(1)(a)[9] . Parcel #: 6662-00-312295 & 6662-00-320289

All those having an interest in the application will be given an opportunity to be heard at the Public Hearing and may also submit comments in writing to Cynthia Habinowski, Board Clerk, not later than **NOON** hour on **December 2nd 2025**. The Application, including site plan and architectural drawings, may in the interim be examined at the Town Hall during normal business hours.

Regards,

Cynthia Habinowski

Cynthia Habinowski

Clerk for Zoning Board of Appeals



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11/18/2025

Notice to Contiguous Neighbors / Public Hearing

The Town of Union Vale ZONING BOARD shall conduct a Public Hearing on **TUESDAY
December 2nd 2025 at 7:35 p.m. (Rescheduled to January 6, 2026)**

*For the Application of Gary & Donna Lewis for a side yard area variance
of 11' to place a 28' x 32' accessory garage closer to the right side yard
line in the RA3 zone located at 40 Oakbrook Lane Lagrangeville NY 12540.
Parcel #: 6661-00-667426*

1. Area variance §210-17A(2) extent 11' side

All those having an interest in the application will be given an opportunity to be heard at the Public Hearing and may also submit comments in writing to Cynthia Habinowski, Board Clerk, not later than **NOON** hour on **December 2nd 2025**. The Application, including site plan and architectural drawings, may in the interim be examined at the Town Hall during normal business hours.

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Clerk for Zoning Board of Appeals



Town of Union Vale Zoning Board of Appeals *Town of*

*Union Vale Town Hall
249 Duncan Road
Lagrangeville, NY 12540*

**RESCHEDULED TO
1/6/2026**

Regular Meeting Agenda At Town Hall

December 2nd 2025 @ 7:30 PM (Rescheduled to January 6, 2026)

Zoning Board Members:

Chairperson: Jane Smith, Members: Ilana Nilsen, John Hughes, Dennis Dunning & Mike McPartland

I. CALL TO ORDER / DETERMINATION OF QUORUM

II. BUSINESS SESSION

Approve meeting minutes from November 4th 2025.

III. CORRESPONDENCE

None.

IV. PUBLIC HEARING

PROJECT NAME

LEWIS AREA VARIANCE- ACCESSORY GARAGE

Owner/Applicant: Gary & Donna Lewis
Address: 40 Oakbrook Lane Union Vale NY
12570
Parcel #: 6661-00-667426

PROJECT DETAILS

Application for the construction of a 28' x 32' accessory garage to be located in the side yard area with the structure closer to the road. Variances requested.

1. 11' to place structure closer to the right side line. §210-17A(2).

Meeting # 3

PROJECT NAME

29 Styles Way LLC- USE Interpretation

Owner: 29 Styles Way, LLC
Applicant: SkyGeek Logistics, Inc.
Address: 29 Styles Way
Parcel #: 6662-00-312295/6662-00-320289

PROJECT DETAILS

Application for the legalization of a warehouse occupancy in the Airport Zone with the use currently housed in a 14,000 sqft Aircraft Hangar. "SkyGeek Corp" sells related aircraft supplies for the retail market via internet sales. (Sect. 210-47) Sect.210-47B(1)(a)[9] Sect. 210-47B(2)(f)

1. Use interpretation requested.

Meeting # 2

V. REGULAR SESSION / NEW BUSINESS

None.

VI. REGULAR SESSION / OLD BUSINESS

None.

VII. OTHER BUSINESS

None

VIII. ADJOURNMENT

- NEXT DEADLINE: **December 16th 2025** (by Noon)
- NEXT MEETING: **January 6th 2026**