



Town of Union Vale Zoning Board of Appeals

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

Regular Meeting Agenda

At Town Hall

February 3rd 2026 @ 7:30 PM

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 January 6th 2026.

III. CORRESPONDENCE

Correspondence from Mr. Perez regarding no update with the arborist tree screening due to the winter weather.

IV. PUBLIC HEARING

PROJECT NAME

CANEVARI- AREA VARIANCE- SHED

Owner/Applicant: Paul & Erika Canevari
Address: 118 Bruzgal Road, LaGrangeville
Parcel #: 6660-00-680280

PROJECT DETAILS

Application for the placement of a 10' x 18' shed to be located in the front yard. Variance requested.

1. 38' 5" to place structure closer to the front property line.
§210-17A(4).

Meeting # 2

V. REGULAR SESSION / NEW BUSINESS

None.

VI. REGULAR SESSION / OLD BUSINESS

PROJECT NAME

McEneaney Area Variance

Owner/applicant: Arkip McEneaney
Address: 29 Verbank Village Rd
Parcel #: 6663-19-519031

PROJECT DETAILS

Application for the legalization of work already performed for an accessory apartment in the H zone. Variance requested.

1. Area variance of 1.23 acres to allow for an accessory apartment.

Meeting # 3

VII. OTHER BUSINESS

None

VIII. ADJOURNMENT

- **NEXT DEADLINE:** **February 10th 2026** (by Noon)
- **NEXT MEETING:** **March 3rd 2026**