



## **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 3<sup>rd</sup> 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 6<sup>th</sup> 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 10<sup>th</sup> 2026** (by Noon)
- **NEXT MEETING:** **March 3<sup>rd</sup> 2026**