



**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 10<sup>th</sup> 2025**

Members Present: Chairperson Alain Natchev, Members: Kaye Saglibene, Scott Kiniry & Larry Knapp  
Members Absent: Michael Mostachetti, Anita Fina Kiewra & Joshua Redinger

**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.

**SALUTE TO THE FLAG**

**BUSINESS SESSION**

Chairperson Natchev changed the order of the agenda to have the matter for the Union Vale Highway department as the first item. The Board approved the March meeting minutes.

**CORRESPONDENCE**

Letter from Justin Darrow in support of the Fitzmahan application.

**REGULAR SESSION / NEW BUSINESS**

**PROJECT NAME**

**PROJECT DETAILS**

**Union Vale Highway Garage Sketch Plat  
Review**

Owner/Applicant: Town of Union Vale  
Location: 844 Clove Road Lagrangeville NY  
Parcel: #6861-00-196996 & 6861-00-201982

Application for a sketch plat review of proposed lot consolidation, merging lot # 6861-00-196996 with lot # 6861-00-201982, both owned by the Town of Union Vale. Construction of replacement highway salt shed has been approved by the Town Board, and may require rear area variance without lot consolidation.

**Meeting # 1**

Town Board Councilman McGivney made a presentation regarding the lot line consolidation for the Town Highway Garage properties. He explained the Town Board has approved the construction of a new salt shed but due to the location of where it will be placed it would be too close to the property line of the second parcel. In order to avoid getting an area variance, the board proposes merging the two existing lots into one lot. The Board suggested that they prepare a land survey showing the lot consolidation and submit a full application to the Planning Board for approval. The matter was adjourned.

## PUBLIC HEARING

### PROJECT NAME

#### **Fitzmahan- Special Use Permit- Accessory Apartment**

Owner/Applicant: Don Fitzmahan  
Location: 266 W. Clove Mountain Road  
Parcel: #6760-00-145614

### PROJECT DETAILS

Application for a special use permit for the renovation of single-family dwelling to create an approx. 912 sqft (1) bedroom accessory apartment on a 20-acre parcel, located in the RA3 zone

#### Meeting # 2

Chairperson Natchev made a motion to open the public hearing, which was unanimously accepted by the board. Chairperson Natchev entered into record that the application received a positive letter of support from a neighbor located 289 W. Clove Rd. Mr. Fitzmahan gave a description of the application, indicating that the property which is being shared by himself & his family desire to install a second kitchen, creating an accessory apartment. With no comments or questions from the public, chairperson Natchev made a motion unanimously approved by the board to close the public hearing. With no comments or questions from the board, Chairperson Natchev offered the following resolution, which was unanimously approved by the board titled:

#### **FITZMAHAN SPECIAL USE PERMIT APPROVAL ACCESSORY APARTMENT IN AN EXISTING SINGLE-FAMILY DWELLING**

## REGULAR SESSION / NEW BUSINESS

### PROJECT NAME

#### **Phipps Sketch Plat Review**

Owner/Applicant: Bruce Phipps  
Location: 796 Camby Rd & 235 Highview Rd  
Parcel: #6862-00-773823 & 6862-00-860752

### PROJECT DETAILS

Application for a sketch plat review of proposed lot line realignment of 1.39 acres from parcel #860752 to be added to parcel # 773823 to become approx. 14.33 acres, reducing parcel #860752 to 6 acres. Located in the RA3 zone.

#### Meeting # 1

Chairperson Natchev welcomed the owner Mr. Phipps to give a presentation of his application. Mr. Phipps explained he wishes to purchase a piece of land of approx. 1.39 acres from parcel #860752 and add to his existing lot #773823. He indicated this purchase allows him to access a small pond for recreation purposes. Mr. Phipps asked if the entire new lot would need to be surveyed or just the portion in which he is adding to a previously purchased portion of land. The Board indicated in order to submit a full application he would have to have the entire 14.33-acre new lot surveyed. Mr. Phipps was advised to get the survey done, and submit for a full application for a lot line. The matter was adjourned.

## 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 7:58 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday May 8<sup>th</sup> 2025** the agenda will close on **April 17<sup>th</sup> 2025 at 12:00 Noon**. Items for consideration at the **May** meeting must be received by that date.