



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
August 14th 2025

Members Present: Chairperson Alain Natchev, Members: Scott Kiniry, Larry Knapp, Kaye Saglibene, 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

Member Saglibene asked for a moment of silence for a well known supporter and owner of the Landmark Grill, Carlo Molinaro who passed away.

BUSINESS SESSION

The Board approved the June 12th meeting minutes.

CORRESPONDENCE

None

REGULAR SESSION / NEW BUSINESS

PROJECT NAME

Murray Ground Mounted Solar Special Use Permit

Owner: James Murray
Applicant: Lighthouse Solar, Jason Iahn
Location: 536 Camby Rd, Verbank
Parcel: #6863-00-132026

PROJECT DETAILS

Application for the installation of a ground mount solar array that will consist of 45 modules located on the northwest corner of existing home in the RD-10 zone.

Meeting # 1

Mr. Jason Iahn, representative for the application gave a brief description of the proposed ground mounted solar array (17 x 51sqft & 9 1/2 feet tall) of 19.575 kw with 45 modules and 45 microinverters. Described the 10 acre property with big trees all around that are not seen from the road with no neighbors in site and only one spot that is ideal to fit nicely with the direction of the home. There was a discussion on battery storage and Mr. Iahn confirms that only microinverters are used in this array. Each panel has its own inverter so if one inverter goes out, then there is still 44 working properly and distributing power. The microinverters works great with shade as well.

Chairman Natchev asked the board if they had any questions or comments, with none the Chairman made a motion, which was passed unanimously by the Board, to **accept the application as a Type 2 Action under SEQR for the application for the installation of a ground mount solar array consisting of 45 modules located on the northwest corner of existing home in the RD-10 zone**

located at 536 Camby Rd, Verbank NY 12585 Parcel 6863-00-132026 and scheduled a Public Hearing on the Application for **Thursday September 11th 2025 at 7:35 pm**. Secretary was directed to provide timely notice thereof.

REGULAR SESSION/OLD BUSINESS

PROJECT NAME

PROJECT DETAILS

Phipps lot line alteration

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

Application 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 # 2

Chairperson Natchev invited applicant Bruce Phipps to give an update on the application. Mr. Phipps provided the new survey of the entire 14.33 acre lot. They board reviewed the complete application with the survey. Applicant was advised that the north arrow is needed on the survey and a public hearing is required per Code sec. 192-7(D).

Chairperson Natchev asked the board if they had any questions or comments, with none the Chairman made a motion, which was passed unanimously by the Board, to **accept the application as a Type 2 Action under SEQR for the Application for the 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 in the RA3 zone located at 796 Camby Rd and 235 Highview Rd Parcel 6862-00-773823 & 6862-00-860752 and to schedule a Public Hearing on the application for **Thursday September 11th 2025 at 7:35pm****. Secretary was directed to provide timely notice thereof.

With no comments or questions from the board, Chairperson Natchev offered the following resolution, which was unanimously approved by the board titled:

TOWN OF UNION VALE PLANNING BOARD

RESOLUTION

BRUCE PHIPPS AND MIRIAM TANNEN LOT LINE ALTERATION

*TAX PARCEL 6862-00-773823 & 6862-00-86752, 792 CAMBY ROAD & 235 HIGHVIEW ROAD,
MILLBROOK, NEW YORK*

PROJECT NAME

PROJECT DETAILS

Arnold Minor Subdivision & SUP

Owner: Steven Arnold
Engineer: Joseph Berger
Location: 1781 Bruzgul Rd Lagrangeville NY
Parcel: #6660-00-621304

Extension request; ref §210-60(C), for 1/16/25 approved application for proposed subdivision of 27.84 acres with existing home (Lot 1 will be reduced to 3.19 acres), and create two additional lots (Lot 2, flag lot of 20.99 acres) and (Lot 3 of 4.37 acres) located in the RA3 zone.

Chairperson Natchev read correspondence from Engineer Joseph Berger requesting a 6 month extension due to pursuing approval with Dutchess County Health Department.

Chairman Natchev asked the Board for any questions or comments, with none he made a motion, which passed unanimously, to approve a 6 month special use permit extension. Chairperson Natchev offered the following resolution, which was unanimously approved by the board titled:

***TOWN OF UNION VALE PLANNING BOARD
RESOLUTION OF APPROVAL
STEVEN L. ARNOLD
MINOR SUBDIVISION AND SPECIAL USE PERMIT
TAX PARCEL 135400-6660-00-621304, 1781 BRUZGUL ROAD, LAGRANGEVILLE, NEW YORK***

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 7:56 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday September 11th 2025** the agenda will close on **August 21st 2025 at 12:00 Noon**. Items for consideration at the **September** meeting must be received by that date.