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

Regular Meeting Agenda
August 8th 2024 7:30 P.M.

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

I. CALL TO ORDER / DETERMINATION OF QUORUM

II. BUSINESS SESSION

- Review the agenda
- Approval of June & July meeting minutes

III. CORRESPONDENCE

Email from Christopher Coleman dated 8/2/2024

IV. PUBLIC HEARING

PROJECT NAME	PROJECT DETAILS
Bonavenia Enterprises Owner/ applicant: Bonavenia Enterprises/ Laurie Bonavenia Engineer: Day Stokosa Engineering Location: E. Noxon Rd & Clapp Hill Rd Parcel: 6660-00-437115	Review of a conservation subdivision of a 45.83-acre lot located in the TC district. 48 townhomes in a grid style, 2 additional single-family homes along Clapp Hill Road, with the pre-existing commercial space to the south. Approvals needed: • Major Subdivision • Special Use Permit- Subdivision • Site Plan Review Meeting # 6

V. REGULAR SESSION / NEW BUSINESS

PROJECT NAME	PROJECT DETAILS
Gusikoff lot line realighnment/ SUP Owner/Applicant: Perry Gusikoff Engineer: Povall Engineering Location: 48 Chestnut Ridge Rd & 47 Seeley Road Parcel: #6862-00-485065 & 6861-00-434887	Application for proposed lot line realignment between the 2 parcels 48 Chestnut Ridge Road & 47 Seeley Road. Parcel 434887 will then be subdivided where Lot 1 will retain the existing house and Lot 2 will be for a new home. The newly proposed lot (Lot 2) will contain one single family home Meeting # 1

VI. REGULAR SESSION / OLD BUSINESS

PROJECT NAME	PROJECT DETAILS
Vitale/Deconne/Bueti Deer Pond lot line alteration- Extension Owner/Applicant: Rocco Bueti, Joan Deconne, John Vitale Engineer: Brian Stokosa Location: Deer Pond Road, Verbank NY 12585 Parcel: 6660-00-621304	Extension request for 8/10/2023 approved application for the consolidation of three lots located in the RD10 zone. Originally noted lots 2, 3, 4 will be condolidated into one lot (Lot A) for a total of 12.747 acres Meeting # 4

VII. OTHER BUSINESS

PROJECT NAME	PROJECT DETAILS
ECS Exercise Sketch Plat review Owner/Applicant: Ed Stickter Engineer: Willingham Engineering Location: Route 55, Lagrangeville NY 12540 Parcel: #6660-00-466275	Discussion on approved plan dated 3/12/2020 Meeting # 13

VIII. ADJOURNMENT

- **NEXT DEADLINE: August 22nd 2024** (by Noon)
- **NEXT MEETING: September 12th 2024**