



Town of Union Vale Planning Board

Town of Union Vale Town Hall

249 Duncan Road

Lagrangeville, NY 12540

Regular Meeting Agenda
August 14th 2025 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. SALUTE TO THE FLAG

III. BUSINESS SESSION

- Review the agenda
- Approval of June 12th 2025 meeting minutes

IV. CORRESPONDENCE

None

V. PUBLIC HEARING

None

VI. REGULAR SESSION / NEW BUSINESS

PROJECT NAME

PROJECT DETAILS

Murray Ground Mounted Solar Special Use Permit

Owner: James Murray

Applicant: Lighthouse Solar, Angela Iahn

Location: 536 Camby Rd, Verbank NY 12585

Parcel: #6863-00-132026

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

VII. 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

VIII. OTHER BUSINESS

PROJECT NAME

Arnold Minor Subdivision & SUP

Owner: Steven Arnold

Engineer: Joseph Berger

Location: 1781 Bruzugul Rd Lagrangeville NY

Parcel: #6660-00-621304

PROJECT DETAILS

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.

IX. ADJOURNMENT

- **NEXT DEADLINE: August 21th 2025** (by Noon)
- **NEXT MEETING: September 11th 2025**