



## 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

**January 6<sup>th</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 November 4<sup>th</sup> 2025.

#### **III. CORRESPONDENCE**

1. Correspondence received relating to the McEneaney timeline application.
2. Correspondence dated 10/23/25 from George Kolb relating to the Perez application.

#### **IV. PUBLIC HEARING**

##### **PROJECT NAME**

##### **LEWIS AREA VARIANCE- ACCESSORY GARAGE**

Owner/Applicant: Gary & Donna Lewis  
Address: 40 Oakbrook Lane, LaGrangeville  
Parcel #: 6661-00-667426

##### **PROJECT DETAILS**

Application for the construction of a 28' x 32' accessory garage to be located in the side yard area with the structure closer to the road. Variances requested.

1. 11' to place structure closer to the right side line. §210-17A(2).

Meeting # 3

##### **PROJECT NAME**

##### **29 Styles Way LLC- USE Interpretation**

Owner: 29 Styles Way, LLC  
Applicant: SkyGeek Logistics, Inc.  
Address: 29 Styles Way, LaGrangeville  
Parcel #: 6662-00-312295/6662-00-320289

##### **PROJECT DETAILS**

Application for the legalization of a warehouse occupancy in the Airport Zone with the use currently housed in a 14,000 sqft Aircraft Hangar. "SkyGeek Corp" sells related aircraft supplies for the retail market via internet sales. (Sect. 210-47) Sect.210-47B(1)(a)[9] Sect. 210-47B(2)(f)

1. Use interpretation requested.

Meeting # 2

**V. REGULAR SESSION / NEW BUSINESS**

**PROJECT NAME**

**Canevari-Area Variance- Shed**  
Owner/applicant: Paul & Erika Canevari  
Address: 1811 Bruzgal Road Lagrangeville  
Parcel #: 6660-00-680280

**PROJECT DETAILS**

Application for the placement of a 10'x18' shed to be located in the front yard. Variance requested.  
1. 35' to place structure closer to the road.

Meeting # 1

**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 # 2

**PROJECT NAME**

**Perez Area Variance**  
Owner/applicant: Angel Perez  
Address: 46 W. Clove Mtn Rd  
Parcel #: 6660-00-701662

**PROJECT DETAILS**

Variance granted with conditions on the application for the construction of an addition to existing home with an area variance of 5.4" for right side property line setback in the RA3 zone. (§210 attachment 1 Bulk regulations).

Meeting # 3

**VII. OTHER BUSINESS**

None

**VIII. ADJOURNMENT**

- NEXT DEADLINE: **January 13<sup>th</sup> 2026** (by Noon)
- NEXT MEETING: **February 3<sup>rd</sup> 2026**