



**Town of Union Vale Planning Board**

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

**Regular Meeting Agenda  
January 11<sup>th</sup> 2024 7:30 P.M.**

Planning Board Members:

Members: Scott Kiniry, Alain Natchev, Katherine Saglibene, Michael Mostachetti,  
Anita Fina Kiewra & Larry Knapp

**I. CALL TO ORDER / DETERMINATION OF QUORUM**

**II. BUSINESS SESSION**

- Review the agenda
- Approve December meeting minutes

**III. CORRESPONDENCE**  
TBD

**IV. PUBLIC HEARING**

**PROJECT NAME**

**Faillace Ground Mounted Solar Special Use Permit**

Owner: David Faillace  
Applicant: Plug PV- Chelsea Breen  
Location: 5 McCourt Road, Lagrangeville NY  
Parcel: 6861-00-890662

**PROJECT DETAILS**

Application for the installation of 555 sqft ground mounted solar array in the RD-10 zone.

Approvals needed:

- Special Use Permit
- Certificate of visual compatibility

Meeting # 3

**PROJECT NAME**

**Gellatly Subdivision**

Owner: Alexander Gellatly  
Applicant/Engineer: Jeffrey A. Econom  
Location: 118 South Smith Road Lagrangeville NY 12540  
Parcel: 6661-00-590665

**PROJECT DETAILS**

Application for the subdivision of 87.19 acres into two lots lot # 1 of 67.8 acres & lot 2 of 19.4 acres located in the RA3 zone.

Meeting # 2

**I. REGULAR SESSION / OLD BUSINESS**

**PROJECT NAME**

**Bonavenia Enterprises**

Owner/ applicant: Bonavenia Enterprises/  
Laurie Bonavenia  
Engineer: Day Stokosa Engineering  
Location: E. Noxon Rd & Clapp Hill Rd  
Parcel: 6660-00-437115

**PROJECT DETAILS**

Review of a conservation subdivision of a 45.83-acre lot located in the TC district. 48 townhomes in a grid style, 3 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 # 3

**PROJECT NAME**

**Ferris Subdivision Chestnut Ridge Road**

Owner/ applicant: Robert Ferris

Engineer: Day Stokosa Engineering

Location: Chestnut Ridge Road

Parcel: 6862-00-850200 & 6862-00-829083

**PROJECT DETAILS**

Revised Application 2 lot Sub-Division of the existing 37.2 Ac parcel referenced above. Lot 1 will be proposed at 21.70 Acres / lot 2 will be proposed at 15.50 Acres in the RD10 Zone. Approvals needed:

- Minor Subdivision
- Special Use Permit- Subdivision

Meeting # 2

**I. REGULAR SESSION / NEW BUSINESS**

None

**II. OTHER BUSINESS**

None

**III. ADJOURNMENT**

• **NEXT DEADLINE: January 18<sup>th</sup> 2024** (by Noon)

• **NEXT MEETING: Febuary 8<sup>th</sup> 2024**