



Town of Union Vale Planning Board

Town of Union Vale Town Hall

249 Duncan Road

Lagrangeville, NY 12540

Regular Meeting Agenda

March 14th 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
- Approve February meeting minutes

III. CORRESPONDENCE

- Letter dated March 7, 2024 from Rennia Engineering regarding Stein/Miralles subdivision application.
- Letter dated March 6, 2024 from George Kolb regarding ECS site work application.

IV. PUBLIC HEARING

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 / NEW BUSINESS

PROJECT NAME

James Intrieri garage sketch plat review

Owner: Carol Ferris

Applicant: James Intrieri

Location: 3056 Route 82 Verbank NY

12585.Parcel 6662-00-177724

PROJECT DETAILS

Application for site plan review for proposed 60' x 64' garage located in the NC district.

Meeting # 1

PROJECT NAME

Stein/Miralles Subdivision

Owner: William Stein

Applicant: Daniele Miralles

Address: 162 North Clove Road, Verbank NY

12585

Parcel #: 6662-00-962589

PROJECT DETAILS

Pre-existing dwelling- subdivision application to create new lot of 3-acres, existing lot will be 3.23-acres.

Meeting # 1

I. REGULAR SESSION / OLD BUSINESS

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, a 50' wide access easement will also be provided. Located in the RD10 Zone.

Approvals needed:

- Minor Subdivision
- Special Use Permit- Subdivision

Meeting # 2

II. OTHER BUSINESS

- Discuss status on ECS Exerise application for site plan review. Please see letter dated March 6, 2024 from George Kolb regarding ECS site work application.

III. ADJOURNMENT

- **NEXT DEADLINE: March 21st 2024** (by Noon)
- **NEXT MEETING: April 11th 2024**