



**Town of Union Vale Planning Board**  
*Town of Union Vale Town Hall*  
*249 Duncan Road*  
*Lagrangeville, NY 12540*  
**UNION VALE PLANNING BOARD**  
**Minutes of the Regular Meeting 7:30 pm**  
**March 13<sup>th</sup> 2025**

Members Present: Chairperson Alain Natchev, Members: Joshua Redinger, Kaye Saglibene, Anita Fina Kiewra, & Larry Knapp

Members Absent: Michael Mostachetti & Scott Kiniry

**CALL TO ORDER / DETERMINATION OF QUORUM**

Chairperson Natchev determined that there was a quorum for the Planning Board (“The Board”) to conduct business and called the meeting to order.

**SALUTE TO THE FLAG**

Moment of Silence for death of past Supervisor Peter Bonk

**BUSINESS SESSION**

The Board approved the February meeting minutes.

**CORRESPONDENCE**

None

**PUBLIC HEARING**

**PROJECT NAME**

**PROJECT DETAILS**

**Powell – Special Use Permit-Care Taker’s Cottage**

Application for a special use permit for proposed conversion of an existing 1,584 stone cottage to a caretaker’s cottage, with the new construction of 2,400 sqft home to be the new principal structure to be placed where existing barn was removed on existing 26.5-acre lot located in the RD10 zone.

Applicant/Contractor: Henry Welsh  
Owner: William & Linda Powell  
Location: 2211 Clove Road  
Parcel: #6861-00-165488

**Meeting # 2**

Chairperson Natchev made a motion unanimously approved by the board to open the public hearing. Mr. Welsh gave a description of the application which is to build a new home to be designated at the primary dwelling and convert the existing stone cottage into a caretaker’s cottage. Mr. Welsh stated he has been working with the board of health but needs Planning Board approval to finalize that approval. With no comments or questions from the public, chairperson Natchev made a motion unanimously approved by the board to close the public hearing. With no comments from the public and no questions from the board, Chairperson Natchev offered the following resolution, which was unanimously approved by the board titled:

**SPECIAL USE PERMIT APPROVAL  
CONVERSION OF EXISTING SINGLE-FAMILY DWELLING  
TO A CARETAKERS COTTAGE  
ERECTION OF A NEW SINGLE-FAMILY DWELLING**

## REGULAR SESSION / NEW BUSINESS

### PROJECT NAME

#### **Fitzmahan- Special Use Permit- Accessory Apartment**

Owner/Applicant: Don Fitzmahan  
Location: 266 W. Clove Mountain Road  
Parcel: #6760-00-145614

### PROJECT DETAILS

Application for a special use permit for the renovation of single-family dwelling to create an approx. 912 sqft (1) bedroom accessory apartment on a 20-acre parcel, located in the RA3 zone

#### Meeting # 1

Chairperson Natchev welcomed the owner Mr. Don Fitzmahan to give a presentation of the application. Mr. Fitzmahan explained that he owns the home with his daughter and family, that they currently share a kitchen. The plan is to renovate and add a separate kitchen space.

Mr. Fitzmahan stated there will be no additional bedrooms added to the home, and that there are separate entrances currently, he commented that there are already two septic systems that service each side of the existing dwelling.

Chairman Natchev asked the board if they had any questions or comments, with none the Chairman made a motion, which was passed unanimously by the Board, to **accept the application as a Type 2 Action under SEQR for the Application of Don Fitzmahan- Special Use Permit- Accessory Apartment located 266 W. Clove Mountain Rd, Lagrangeville NY 12540. Parcel 6790-00-145614 and scheduled a Public Hearing on the Application for *Thursday April 10<sup>th</sup> 2025 at 7:35 pm* and directed the secretary to provide timely notice thereof.**

### PROJECT NAME

#### **Robert Ritter Sketch Plat Review**

Owner/Applicant: Robert Ritter  
Location: Route 55  
Parcel: #6660-00-183585

### PROJECT DETAILS

Application for a sketch plat review of proposed construction of 10 rental units in rear & commercial retail of (4) 2,000 sqft bays located in the front yard. Located in the TC zone.

#### Meeting # 1

Chairperson Natchev welcomed owner Mr. Robert Ritter to give a presentation of the sketch plat application. Mr. Ritter explained he is proposing the construction of 10 rental units in rear & commercial retail of (4) 2,000 sqft bays located in the front yard.

Mr. Ritter stated this is the first property you see when you enter the Town of Union Vale along Route 55 coming from the Lagrange side of town. He stated he intends on having a nursey of different flowering trees in the front of the property with some walking trails throughout, and a farm stand consignment for local sellers to sell their items. He continued that there will be 10 single level rental homes approx. 1,000 sqft each to help serve the needs of the residents to have alternative living options that the typical single-family homes that the Town currently has. Mr. Ritter stated the design of the structure will fit with the character of the Town, barn style building façade, and the store fronts he intends on leasing will also be in character with the neighborhood. He stated one of the commercial retail bays will service the nursery business with the hopes of renting the other spaces to complimentary type retail.

Mr. Ritter stated he has submitted to the State DOT permit for the driveway for site distance evaluation, which comments that there is a good visual of the entrance coming down Route 55. He mentioned there are some federal wetland disturbances, however they are not severe.

Mr. Ritter explained that he plans to install a packaged septic system, which he has met with the DEC on and it is pre-engineered for flow rates & the least amount of disturbance. He stated you can better control the septic quality and it is engineered to not fail.

Mr. Ritter described the project as a good blend of agriculture, commercial & residential all in the one property.

The board commented that the concept seems to meet with the Town Center Zoning. The board suggested Mr. Ritter submit some material on the packaged septic system, and check the open space on the lot when he comes back with a full submission to the Planning Board in the future. The matter was adjourned.

### **REGULAR SESSION / OLD BUSINESS**

None

### **OTHER BUSINESS**

Update on Bonavenia application. Brief discussion regarding an update from the applicant's engineer that they are working with the DEC to get approval so that they can continue with Planning Board review.

### **ADJOURNMENT**

As there was no further business, a motion was made by the Chairperson Natchev and unanimously accepted by the Board, to adjourn the meeting at 8:25 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday April 10<sup>th</sup> 2025** the agenda will close on **March 20<sup>th</sup> 2025 at 12:00 Noon**. Items for consideration at the **April** meeting must be received by that date.