



# 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

**November 4<sup>th</sup> 2025 @ 7:30 PM**

### Zoning Board Members:

Chairperson: Jane Smith, Members: Ilana Nilsen, Dennis Dunning & Mike McPartland

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

### **II. BUSINESS SESSION**

Approve meeting minutes from October 7<sup>th</sup> 2025.

### **III. CORRESPONDENCE**

Letter dated 10/23/25 from George Kolb regarding Arborist for the Perez application.

### **IV. PUBLIC HEARING**

None.

### **V. REGULAR SESSION / OLD BUSINESS**

#### **PROJECT NAME**

#### **PROJECT DETAILS**

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

Owner/Applicant: Gary & Donna Lewis  
Address: 40 Oakbrook Lane Union Vale NY  
12570  
Parcel #: 6661-00-667426

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 # 2

### **VI. REGULAR SESSION / NEW BUSINESS**

#### **PROJECT NAME**

#### **PROJECT DETAILS**

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

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

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 # 1

**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 # 1

**VII. OTHER BUSINESS**

None

**VIII. ADJOURNMENT**

- **NEXT DEADLINE: November 11<sup>th</sup> 2025** (by Noon)
- **NEXT MEETING: December 2<sup>nd</sup> 2025**