



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
Septemer 11th 2025

Members Present: Member Larry Knapp, Members: Scott Kiniry, Kaye Saglibene, Michael Mostachetti, Anita Fina Kiewra & Joshua Redinger
Members Absent: Chairperson Alain Natchev

CALL TO ORDER / DETERMINATION OF QUORUM

Member Knapp will act as temporary chairperson as Chairperson Natchev is away on vacation. Member Knapp 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

BUSINESS SESSION

The Board approved the August 14th meeting minutes.

CORRESPONDENCE

None

PUBLIC HEARING

PROJECT NAME

**Murray Ground Mounted Solar Special
Use Permit**

Owner: James Murray
Location: 536 Camby Rd, Verbank
Parcel: #6863-00-132026

PROJECT DETAILS

Application for the installation of a ground mount solar array that will consist of 45 modules located on the northwest corner of existing home in the RD-10 zone.

Meeting # 2

Member Knapp made a motion to open the public hearing, unanimously accepted by the board.

The board invited owner, Mr. James Murray, to give a brief overview of his application. Mr. Murray describes the location for the solar panels being on the far side of the driveway and in a spot where there are no trees but more sunlight. The plan is to place the solar array behind the driveway, where there is a hill, and this will make it not visible from the road Mr. Murray confirmed that the parcel is 8.8 acres. There was a discussion on the county referral requirement. Secretary confirmed that it was submitted late afternoon today and will be following up on this referral in the morning with Planner, Clayton Gurnett, from Dutchess County Planning & Development.

Member Knapp asked if anyone from the public had comments. Resident, Isabel Morton from North Clove Rd states she has no objection. Neighbors located at 796 Camby Rd, Bruce Phipps & Miriam Tannen, commented that they have no complaints.

With no other comments from the public, Acting Chairman Knapp closed the public hearing and offered the following resolution which passed unanimously by the board, titled:

*RESOLUTION
SPECIAL USE - SITE PLAN PERMIT
UNION VALE PLANNING BOARD
TAX PARCEL 6863-00-132026
536 Camby Rd, Verbank, NY 12585*

PROJECT NAME

PROJECT DETAILS

Phipps lot line alteration

Owner/Applicant: Bruce Phipps
Location: 796 Camby Rd & 235 Highview Rd
Parcel: #6862-00-773823 & 6862-00-860752

Application of proposed lot line realignment of 1.39 acres from parcel #860752 to be added to parcel # 773823 to become approx. 14.33 acres, reducing parcel #860752 to 6 acres. Located in the RA3 zone.

Meeting # 3

Member Knapp made a motion to open the public hearing, unanimously accepted by the board.

The board invited Bruce Phipps to present his application and his intention for adding 1.39 acres. Mr. Phipps has always wanted to extend since he bought this piece of land from his neighbor 20 years ago. They put in a pond and to be able to drive around it they would have to extend it out to the swamp. He describes the view from his property to the swamp with tremendous amount of invasive plants and bittersweet vines that will look very nice after the area gets cleaned up.

With no other comments from the public, Acting Chairman Knapp closed the public hearing and offered the following resolution which passed unanimously by the board, titled:

*TOWN OF UNION VALE PLANNING BOARD
RESOLUTION OF APPROVAL
BRUCE PHIPPS AND MIRIAM TANNEN LOT LINE ALTERATION
TAX PARCEL 6862-00-773823 & 6862-00-86752, 792 CAMBY ROAD & 235 HIGHVIEW ROAD,
MILLBROOK, NEW YORK*

REGULAR SESSION/OLD BUSINESS

None

OTHER BUSINESS

None

ADJOURNMENT

As there was no further business, a motion was made by the Member Knapp and unanimously accepted by the Board, to adjourn the meeting at 7:51 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday October 9th 2025** the agenda will close on **September 18th 2025 at 12:00 Noon**. Items for consideration at the **October** meeting must be received by that date.