



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
February 12th 2026

Members Present: Chairperson Alain Natchev. Members: Scott Kiniry, Kaye Saglibene, Anita Fina Kiewra & Darren Samson.

Members Absent: Larry Knapp and Michael Mostachetti.

CALL TO ORDER / DETERMINATION OF QUORUM

Chairperson Natchev welcomed the newest member Darren Samson and 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 November 13th meeting minutes.

CORRESPONDENCE

None

PUBLIC HEARING

None.

REGULAR SESSION / NEW BUSINESS

Uhle – Lot Line Re-alignment

Owner/Applicant: Thomas Uhle

Engineer: William Povall

Location: South Parlman Road

Parcel: # 6660-00-604389 & 6660-00-548352 Meeting #1

Revised application of proposed lot line realignment of 3.00 acres from parcel #604389 to be added to parcel #535366 located in the RA-3 zone.

Chairperson Natchev invited engineer, William Povall, who is now representing applicant, Thomas Uhle to give an overview of the new proposed lot line realignment between parcel 1 (20.1 acres) & parcel 2 (3.56 acres). Mr. Uhle agreed to transfer 3.00 acres from his parcel #1 (604389) to his neighbor Mr. Ramos’ at parcel #2 (535366).

The board asked Mr. Povall to compare the two lot subdivision application from 1/16/25 at the sketch plat meeting with this proposed lot line alteration. Mr. Povall states that it is the same configuration but now with land transfer. Mr. Uhle is not planning to develop the lot at this time and Mr. Ramos wants more land around his house for a garage in the future. Chairperson Natchev addresses the concerns of the definition of a Flag lot with the 50 foot access to the street and reviews the concerns from the town engineer, Tom Harvey, who is questioning the buildability of the lot. There was a discussion on the site plan and Mr. Povall will demonstrate how a driveway can be added at the next meeting.

The board advised the applicant to provide an updated application for a lot line realignment and to contact the town's engineer Tom Harvey. The board will wait to receive a determination from CEO William Dempsey. The matter was adjourned.

ARNOLD – SUBDIVISION MODIFICATION

Owner: Steven Arnold
Engineer: Joseph Berger
Location: 1781 Bruzgul Rd Lagrangeville NY
Parcel: #6660-00-621304

Approved minor subdivision & special use permit from 1/16/25. Applicant requesting in modifying the conditional approval for a 3 lot subdivision and reduce the subdivision to two lots each with individual driveways off of Bruzgul Road.

Meeting #1

Chairperson Natchev explained to the engineer, Mr. Joseph Berger, who is representing the owner, that the previous approved minor subdivision & special use permit from January 16, 2025 was abandoned as the final steps with signatures on the mylar and submission to the County were not completed, therefore this will be a new application. There was a discussion on the Town's engineer, Tom Harveys, report dated February 3, 2026 and applicant was advised on the approvals and referrals that are required.

Mr. Berger gave a brief overview on the new proposed plans which include; 1) reducing the subdivision to two lots each with individual driveways off of Bruzgul Road, 2) the existing house on lot 1 will be turned into an accessory apartment, 3) new primary residence will be constructed on the western portion of the lot. The board questioned the following; the square footage on the proposed accessory apartment, whether Lot 1 meets the setback requirements as stated in §210-17 under Accessory Structure and addressed the concerns on the foundational issues.

The board will request a determination letter from the town's CEO, William Dempsey, and suggested Mr. Berger to submit a new application with the completed list of approvals/referrals from the Town Engineer's report. The board will advise the applicant the next steps after reviewing the CEO's determination. The matter was adjourned.

OTHER BUSINESS

None.

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 8:08 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday March 12th 2026** the agenda will close on **February 19th 2026 at 12:00 Noon**. Items for consideration at the **March** meeting must be received by that date.