



**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**  
**April 9<sup>th</sup> 2026**

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

Members Absent: Michael Mostachetti

**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**

**BUSINESS SESSION**

The Board approved the March 12<sup>th</sup> meeting minutes.

**CORRESPONDENCE**

None.

**PUBLIC HEARING**

None.

**REGULAR SESSION / NEW BUSINESS**

None.

**REGULAR SESSION / OLD BUSINESS**

**MCENEANEY- SPECIAL USE PERMIT**

Owner/Applicant: Arkip McEneaney  
Location: 29 Verbank Village Rd, Verbank  
Parcel: #6663-19-519031

Application for a special use permit on the legalization of work already performed for an accessory apartment.  
(Sect 210-56 (B){ 1 } in the H zone).

Meeting # 3

Chairperson Natchev invited applicant Arkip McEneaney, to give an update on his application since last months meeting. Mr. McEneaney submitted the new modified plans on the ADU and principal dwelling along with the updated complete Determination Letter from CEO William Dempsey. There was a discussion on the applicants Air B&B online post from the past and Mr. McEneaney is aware that short term rentals are not allowed.

Mr. McEneaney’s intent is to continue advertising on Airbnb as a two bedroom apartment with the rental booking stating longer than 30 days. The applicant confirmed that he will be living in the accessory unit and will lease out the principal unit. Mr. McEneaney states that the Board of Health is not needed since

there is no change in the bedrooms and this was confirmed with the Department of Health during his site inspection on June 24, 2025. The board recommends the applicant to find a long term tenant and to verify the dimensions on his plans. Mr. McEaney is aware of the two additional conditions that CEO William Dempsey suggested for this special use permit if approved; 1) provide an annual affidavit to the building department with an annual physical inspection of the accessory apartment, 2) will not rent this accessory apartment or the primary dwelling unit as a short term rental.

After a discussion with the board members and with applicant whereby numerous questions were asked and answered, the application was **accepted as a Type 2 Action under SEQR for a special use permit on the application of work already performed for an accessory apartment located at 29 Verbank Village Road, Verbank NY 12585; Parcel 6663-19-519031 and the Land Use Secretary was directed to schedule a Public Hearing on the application for Thursday May 14<sup>th</sup> 2026 at 7:35pm and to provide timely notice thereof.**

### **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 8:02 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday May 14<sup>th</sup> 2026** the agenda will close on **April 23<sup>rd</sup> 2026 at 12:00 Noon**. Items for consideration at the **May** meeting must be received by that date.