



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 12th 2026

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

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

BUSINESS SESSION

Chairperson Natchev changed the order of the agenda to have the town’s recommendation for the RD10 local law matter as the first item. The Board approved the February 12th meeting minutes.

CORRESPONDENCE

None.

PUBLIC HEARING

None.

OTHER BUSINESS

Chairperson Natchev starts with a brief review on the town’s recommendation for the RD10 local law matter. The first meeting was a sketch plat review in April 2024 for a barn style wedding venue on Bruzgul Road with this use classified then as a conference center by CEO George Kolb. Since there is no specified use for wedding venues in the town code, the Planning Board referred this matter to the Town Board. A proposal was made by the town to amend the zoning ordinance; to swap out or terminate the definition of a conference center use and add catering facility use. The adoption of the local law on November 14, 2024 was modified and reintroduced twice with public hearings and comments from residents on concerns with traffic, noise and light.

There was a discussion on the new documents that were received from the Town Board’s public hearing on February 4, 2026. Town Counsel Jim Nelson, confirmed that the changes made were minor and he reviewed the town’s consultants reports which indicated that the proposed modifications are all still in line with the town’s comprehensive plan. Counsel reviews public comments that were received during the week and advises that there were several matters not relevant to the Planning Board. Traffic was a concern in the opposition emails and the Town’s planners KARC, reports that the proposed code change will be on state or county roads only; not on town roads. The Town’s Engineer Tom Harvey, gave a review in 2024 on applicant Mr. Fuscaldo sketch plan, regarding safe entrance and exit being permissible but needs to go through the county process. Counsel confirms that the Freihofer/Fuscaldo application has been abandoned and a full application was never submitted. He explains the process that needs to be done for an applicant

who wants to build a catering facility; one has to apply for a Site Plan approval and Special use permit through the planning board relating to noise, light, and other protections. Mr. Nelson reviews the list of changes to the proposed code change by providing *Exhibit B RD10 referral March 12, 2026 response*.

Chairperson Natchev advises that this meeting is a recommendation from the Town Board and if this local law gets adopted and the code is changed, the Planning Board will continue to have jurisdiction to review Special Use Permit applications and Site Plan reviews within the RD10 zone and this board has the ability to oppose specific conditions on an application.

Chairman Natchev asked the board if they had any questions or comments, with none the Chairman offered the following resolution which passed unanimously by the board, titled:

RE: LOCAL LAW NO. 1 OF 2026 (previously No. 2 of 2024 and No. 1 of 2025) FOR THE TOWN OF UNION VALE, NEW YORK A Local Law Amending Zoning Code Article XI, §210-86, §210-56(E), and Attachment 210-3 relating to the Establishment of a Special Permit in the RD10 District for Catering Facilities with a Temporary Lodging Component and the Elimination of Conference Centers as a Permitted Use in the RD10 District

REGULAR SESSION / OLD BUSINESS

MCENEANEY- SPECIAL USE PERMIT

Owner/Applicant: Arkip McEneaney

Location: 29 Verbank Village Rd, Verbank

Parcel: #6663-19-519031

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

Meeting # 2

Chairperson Natchev invited applicant Arkip McEneaney to give an update on his application since his first meeting on October 9, 2025. Mr. McEneaney renovated a secondary kitchen without the required permits and wants to make it legal for rental purposes. Mr. McEneaney confirmed that there is currently three bedrooms but his intent is to remove bedroom #3 and turn it into a secondary office. There was a discussion on the proposed bedroom accessory unit and Counsel Jim Nelson, refers to the code regarding the definition of short term rentals.

The board advised the applicant to amend the plans to show what bedroom #3 will be and provide a more detailed application with a modified layout on how it complies with §210-56(B). The board will wait to receive the complete determination letter from CEO William Dempsey. The matter was adjourned.

REGULAR SESSION / NEW BUSINESS

PROJECT NAME

OUR LADY OF RESURRECTION- SKETCH PLAT REVIEW

Owner/Applicant: Rev. Kairo Lingo & Father Adam Bucko

Architect: Meta Brunzema, R.A. LEED A.P.

Location: 246 Barmore Road, LaGrangeville

Parcel # 6661-00-303665

PROJECT DETAILS

Application for the construction and re-construction of an existing Monastery and associated church related uses in the RA3 zone. Approvals required.

1. Special Use Permit
2. Site Plan
3. B.O.H for well and septic design

Meeting # 1

Chairperson Natchev invited applicant Father Adam Bucko and architect Meta Brunzema, to give a brief overview of the proposed project. Father Adam and his wife, Kairo Lingo are the new directors for this monastery, Our Lady of Resurrection, and are here to honor the previous operator, Brother Victor. The goal is to rebuild the monastery building, restore the chapel and bring the garden back to life. They want to build a relationship with local community centers and provide a center for prayer and meditation.

Architect Meta Brunzema reviewed the three site plans that were submitted; existing plan, utility plan, proposed plan; for renovating and restoring the existing structures. The monastery will be demolished due to damage from roof leakage that led to mold and the chapel had minor damage but was recently repaired last year. There was a discussion on the existing hermitage, which is a small sacred structure that is used for spiritual practices and the applicant's plan is to build five more. The applicants will move here soon and live in the proposed Parsonage with an attached accessory dwelling. A future Caretaker's Cottage may be built for custodians and will replace the existing cottage.

Chairperson Natchev accepted comments from residents that were present at this meeting.

Karen Cunningham, resides at 232 Barmore Road was concerned with the plumbing, water and the amount of guest. Robert Weiss, at 282 Barmore Road, Michael Meier at 252 Barmore Road, Joseph Meier at 14 Meadow Ridge Lane; addressed their concerns on the size of the structures and the site plan.

Father Bucko wants to be a good neighbor and will be open to stay in contact with everyone. His intent is to avoid disturbing his neighbors with noise and traffic. He will come up with a plan for guest parking and confirms that there will be no loud music. He confirmed that the proposed structures will be built where the existing structures are and that no land clearing is needed. Meta Brunzema states that an arborist will be hired to help bring the forest back to health and will provide more information at the next submission.

The board advised the applicants to update and revise the application for the next submission; 1) have a full plan to show each phase, 2) provide a description of all proposed uses that will be on the property, 3) complete the list of items from KARC planning on the Site Plan review 4) contact the Town's engineer, Tom Harvey 4) submit a full application for a Special Use Permit and Site Plan review. The matter was adjourned.

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 9:28 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday April 9th 2026** the agenda will close on **March 19th 2026 at 12:00 Noon**. Items for consideration at the **April** meeting must be received by that date.