



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

May 5th 2026 @ 7:30 PM

Zoning Board Members:

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

I. CALL TO ORDER / DETERMINATION OF QUORUM

II. BUSINESS SESSION

Approve meeting minutes from February 3rd 2026.

III. CORRESPONDENCE

1. New submission dated 4/14/26 from applicant Angel Perez regarding an arborist report update with Osorio Tree Service.
2. Correspondence dated 4/23/26 from neighbors Mr. Losee and Mrs. Orlik relating to the Perez application.

IV. PUBLIC HEARING

None.

V. REGULAR SESSION / NEW BUSINESS

None.

VI. REGULAR SESSION / OLD BUSINESS

PROJECT NAME

PROJECT DETAILS

PEREZ - AREA VARIANCE

Owner/applicant: Angel Perez
Address: 46 W. Clove Mtn Rd
Parcel #: 6660-00-701662

Variance granted with conditions regarding screening on the side of the property.

Meeting # 4

VII. OTHER BUSINESS

None

VIII. ADJOURNMENT

- **NEXT DEADLINE: May 12th 2026** (by Noon)
- **NEXT MEETING: June 2nd 2026**