



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
August 13th 2026

Members Present: Chairperson Alain Natchev. Members: Kaye Saglibene, Scott Kiniry, Anita Fina Kiewra and Michael Mostachetti

Members Absent: Larry Knapp and Darren Samson

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 July 9th meeting minutes.

CORRESPONDENCE

- Response letter dated July 21, 2026 from engineer Mike Gillespie regarding approved McManamon subdivision application. Chairperson Natchev was unable to sign plots due to corrections that are needed. Land Use Secretary was directed to notify Mr. Gillespie.
- Review letter dated August 10, 2026 from Rennia Engineering regarding the Arnold subdivision & special use application.

PUBLIC HEARING

**PEDEN - SPECIAL USE PERMIT-
ACCESSORY APARTMENT**

Applicant: Kyle Diamond (New Dimension Construction)

Owner: Carol J Peden (Trustee)

Location: 895 Chestnut Ridge Rd, Millbrook

Parcel: #6963-00-080467

Application for a special use permit for the renovation of an existing accessory structure of 919 Sq Ft to facilitate an accessory apartment within a non-dwelling structure in the RD10 zone.
§210-56B(2)

Meeting # 3

Chairperson Natchev made a motion to open the public hearing, unanimously accepted by the board.

Mr. Kyle Diamond presented the proposed plan on renovating the existing accessory structure with the designation for an accessory apartment. He commented that the original plan that he submitted in April has not been modified and that only the parking was added on. The Board had a discussion on the issue with the site plan not indicating a functionally complete cooking facility. Mr. Diamond confirms that his client wants the plan as designed with a sink, refrigerator and countertops only and does not want to add a stove. He stated that he has been in contact with the architect and the millwork has already been fabricated with no room for a stove. Chairperson Natchev refers to the Town code S210-56B(1)(a)(5) and confirms that the proposed plan does not meet the requirements of an accessory apartment. The Board recommended the applicant to consult with his client to see if any alterations to the plan can help to comply with the Town code for an accessory apartment.

After a long discussion, Chairperson Natchev asked the applicant to contact the Town's CEO, William Dempsey to provide an update on the application on whether an appeal is needed if the client is unable to or not willing to provide a cooking facility as the code requires it and the public hearing was held over to next month's meeting.

PROJECT NAME

PROJECT DETAILS

UHLE – LOT LINE RE-ALIGNMENT

Owner/Applicant: Thomas Uhle

Engineer: William Povall

Location: South Parlman Road

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

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

Meeting #2

Chairperson Natchev made a motion to open the public hearing, unanimously accepted by the board.

Applicant and owner Mr. Thomas Uhle was invited to give a brief presentation on the application. Mr. Uhle owns 20 acre parcel and wants to give 3 acres to his neighbor Mr. Ramos. He confirms that he will keep the remaining 17 acres and that there is access from South Parlman Road.

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

*TOWN OF UNION VALE PLANNING BOARD
THOMAS UHLE and JOSE RAMOS
MINOR SUBDIVISION (LOT LINE ALTERATION)
TAX PARCELS 6660-00-604384 and 6660-00-535366
S. PARLIMAN ROAD, LAGRANGEVILLE NY*

REGULAR SESSION / NEW BUSINESS

ARNOLD – MINOR SUBDIVISION & SPECIAL USE PERMIT

Owner: Steven Arnold

Representative: Bill Liguori

Location: 1781 Bruzgul Rd Lagrangeville NY

Parcel: #6660-00-621304

Minor subdivision & special use permit for proposed subdivision of 27.84 acres with existing home (Lot 1 will be reduced to 3.19 acres), and create two additional lots (Lot 2, flag lot of 20.99 acres) and (Lot 3 of 4.37 acres) located in the RA3 zone.

Meeting #1

Chairperson Natchev invited owner Steven Arnold to give a brief presentation on the application. Mr. Arnold attended the meeting via Zoom as he was out of state and his representative was unavailable. His proposal includes subdividing his large lot of 27.84 acres with an existing home and wants to create two additional lots. He confirmed that the plans have been approved by the Board of Health and by the Highway Department. The Board reviewed the items in the application and confirmed that the SWPP was submitted. Chairperson Natchev discussed the Town's Engineer review letter dated August 10, 2026 and asked the applicant to submit responses to the required items from Mr. Harvey's report for the next meeting.

Chairperson Natchev asked the board if they had any questions or comments, with none, the Chairman made a motion, which was passed unanimously by the Board to **schedule a Public Hearing on the application of Steven Arnold for a Minor Subdivision & Special Use Permit for *Thursday September 10th 2026 at 7:35pm* and directed the Land Use Secretary to provide timely notice thereof.**

Chairperson Natchev offered the following resolution, which was unanimously approved by the board titled:

*TOWN OF UNION VALE PLANNING BOARD
MINOR SUBDIVISION and SPECIAL USE PERMIT
TAX PARCEL 6660-00-621304
1781 BRUZGUL ROAD, LAGRANGEVILLE, NY*

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 8:17 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday September 10th 2026** the agenda will close on **August 20th 2026 at 12:00 Noon**. Items for consideration at the **September** meeting must be received by that date.