



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
July 9th 2026

Members Present: Chairperson Alain Natchev. Members: Kaye Saglibene, Scott Kiniry, Anita Fina Kiewra, & Darren Samson, Larry Knapp and 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 June 11th meeting minutes.

CORRESPONDENCE

None.

PUBLIC HEARING

PROJECT NAME

PROJECT DETAILS

**NAVARRO- SPECIAL USE PERMIT-
ACCESSORY APARTMENT**

Application for a special use permit for an accessory apartment in the RA3 zone. §210-56B(1)

Owner/Applicant: Devon Navarro
Location: 250 Highview Rd, Dover
Parcel: #6862-00-906657

Meeting # 2

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

Applicant and owner Mrs. Devon Navarro was invited to give a brief presentation on the application. Mrs. Navarro built her house with the intent for a mother-daughter accessory apartment and her kids are older now that she does not need the three bedrooms upstairs. She would like to add a stove to her kitchen area and make one of the rooms into a computer room.

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:

*ACCESSORY APARTMENT WITHIN A PRIMARY DWELLING
RESOLUTION APPROVING SPECIAL USE PERMIT
250 HIGHVIEW ROAD
DOVER PLAINS, NEW YORK 12522*

REGULAR SESSION / NEW BUSINESS

None.

REGULAR SESSION / OLD BUSINESS

PROJECT NAME

PROJECT DETAILS

PEDEN - SPECIAL USE PERMIT- ACCESSORY APARTMENT

Applicant: Kyle Diamond (New Dimension Construction)

Owner: Carol J Pedan (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 # 2

Chairperson Natchev invited applicant, Mr. Kyle Diamond to give a brief update on the application with his new submission. Mr. Diamond stated that the proposed plan to renovate the existing accessory structure has now changed to facilitate an accessory apartment and refers to the revised Zoning Determination Letter from CEO William Dempsey. The Board had a discussion on the updated site plan that now includes the septic and the accessory apartment square footage of 919 sqft.

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 accept the application **as a Type 2 Action under SEQR for a special use permit on the application for the renovation of an existing accessory structure of 919 Sq Ft to facilitate an accessory apartment within a non-dwelling structure located at 895 Chestnut Ridge Road, Millbrook NY 12545 in the RD10 zone; Parcel 6963-00-080467 and the Land Use Secretary was directed to schedule a Public Hearing on the application for **Thursday August 13th 2026 at 7:35pm** and to provide timely notice thereof.**

UHLE – LOT LINE RE-ALIGNMENT

Owner/Applicant: Thomas Uhle

Engineer: William Povall

Location: South Parliman 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 invited the engineer William Povall to give a brief update on the application. Mr. Povall stated the proposed plan of a lot line realignment between Lot #1, which is owned by applicant Mr. Uhle at parcel #604389, with the transfer of 3.00 acres to Lot #2, owned by Mr. Ramos at parcel #548352. Mr. Povall confirms that there will be a 50 foot access point to the parcel and refers to the revised Zoning Determination Letter from CEO William Dempsey. The Board had a discussion on the federal wetlands and the future driveway location on the site plan. Mr. Povall confirms the owner's intent is to continue farming and has no plans to build or develop at this time.

Chairperson Natchev asked the board if they had any questions or comments, with none the application was **accepted as a Type 2 Action under SEQR for a lot line realignment of 3.00 acres from parcel #604389 to be added to parcel #535366 located in the RA-3 zone at S. Parliman Road, Lagrangeville NY parcel 6660-00-604384 & 6660-535366. The Land Use Secretary was directed to schedule a Public Hearing on the application for **Thursday August 13th 2026 at 7:35pm** and 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
THOMAS UHLE and JOSE RAMOS
LOT LINE ALTERATION
TAX PARCEL 6660-00-604384 & 6660-00-535366
S. PARLIMAN 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 7:58 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday August 13th 2026** the agenda will close on **July 23rd 2026 at 12:00 Noon**. Items for consideration at the **August** meeting must be received by that date.