



Town of Union Vale Planning Board
Town of Union Vale Town Hall
249 Duncan Road
Lagrangeville, NY 12540

Regular Meeting Agenda
September 10th 2026 7:30 P.M.

Planning Board Members:

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

I. CALL TO ORDER / DETERMINATION OF QUORUM

II. SALUTE TO THE FLAG

III. BUSINESS SESSION

- Review the agenda
- Approval of August 13th 2026 meeting minutes

IV. CORRESPONDENCE

- Email from engineer Brian Stokosa dated August 18, 2026 in regards to an update on the Bonavenia Project.

V. PUBLIC HEARING

PROJECT NAME

**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

PROJECT DETAILS

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 # 4

PROJECT NAME

**ARNOLD – MINOR SUBDIVISION &
SPECIAL USE PERMIT**

Owner: Steven Arnold

Representative: Diana Murphy

Location: 1781 Bruzugul Rd Lagrangeville NY

Parcel: #6660-00-621304

PROJECT DETAILS

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 #2

VI. REGULAR SESSION / NEW BUSINESS

PROJECT NAME

**CANCEL- SPECIAL USE PERMIT-
ACCESSORY APARTMENT**

Owner/Applicant: Joyce Cancel

Location: 342 Barmore Rd, Lagrangeville

Parcel: #6661-00-462765

PROJECT DETAILS

Application for a special use permit by converting a finished basement into an accessory apartment at approximately 600 Sq feet with the principal area at 1920 Sq feet in the RA3 zone. §210-56 B(1)

Meeting #1

VII. REGULAR SESSION / OLD BUSINESS

None.

VIII. OTHER BUSINESS

None.

IX. ADJOURNMENT

- **NEXT DEADLINE: September 17th 2026** (by Noon)
- **NEXT MEETING: October 8th 2026**