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
October 8th 2026

Members Present: Chairperson Alain Natchev. Members: Kaye Saglibene, Scott Kiniry, Anita Fina Kiewra Michael Mostachetti, Larry Knapp and Darren Samson
Also Present: Town Attorney: James Nelson and Town Engineer: Tom Harvey

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 September 10th meeting minutes.

CORRESPONDENCE

None.

PUBLIC HEARING (Continued)

PROJECT NAME	PROJECT DETAILS
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 #3

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

Representative Bill Liguori was invited to give an update on Mr. Arnold's application. Mr. Liguori stated that Mr. Arnold is proposing a three lot subdivision with an existing home and two lots on the left side of the property. Chairperson Natchev read the email from Steven Arnold dated September 15, 2026 regarding his application and the amount of time its taking for an approval.

Chairperson Natchev addressed the concern of a recent Realestate listing on the proposed subdivision and questioned the word "Barndominium" that was used by the realtor. The Town Attorney, James Nelson refers to §219-39B and confirms that this listing does not meet the Town Code. Mr. Nelson also advised the applicant that the lots have to conform to the zoning code when they are created and the property needs a better description on the intent use. The Town engineer, Tom Harvey reviewed his memo dated October 1, 2026 with the Board and stated that he needs more time to review the applicants latest submission on the SWPPP. Member Kiniry reccomended the applicant to add 10 acres to Lot 1 so it complies with the Town Code. Mr. Liguori made the Board aware that the barn has only been used for storage and the stalls do not board any horses. He confirms that the applicant's future intent is to build his home on lot #2.

The Board had a discussion and will wait for the applicant to submit the following amendments to the plot; identify the use of the lots and label the buildings clearly (reference existing house and structure with the stalls). Mr. Liguori is aware that additional language and conditions will be needed on the plat if the applicant keeps the proposed subdivision.

With no comments from the public and no questions from the board, the public hearing was held over to next month's meeting.

REGULAR SESSION / OLD BUSINESS

PROJECT NAME	PROJECT DETAILS
CANCEL- SPECIAL USE PERMIT- ACCESSORY APARTMENT Owner/Applicant: Joyce Cancel Location: 342 Barmore Rd, Lagrangeville Parcel: #6661-00-462765	Application for a special use permit by converting a finished basement into an accessory apartment at 600 Sq feet with the principal area at 1920 Sq feet in the RA3 zone. §210-56 B(1) **Meeting #2**

Chairperson Natchev invited Mrs. Joyce Cancel to give a brief update on her application. Mrs. Cancel presented her new submission on the amended plans that now shows the additional parking space and the three existing bedrooms with the removal of the closet. She confirmed that the number of bedrooms will not change and there is a total of three bathrooms.

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 the application of a special use permit by converting a finished basement into an accessory apartment at 600 Sq feet with the principal area at 1920 Sq feet located at 342 Barmore Road, Lagrangeville NY 12540 in the RA3 zone; Parcel 6661-00-462765. The Land Use Secretary was directed to schedule a Public Hearing on the application for Thursday November 12th 2026 at 7:35pm and to provide timely notice thereof.**

REGULAR SESSION / NEW BUSINESS

PROJECT NAME	PROJECT DETAILS
Woodhollow Contracting Corp- **SITE PLAN ALTERATION- EV chargers** Owner: Syed Hussain Engineer: Nikolas Conroy-Hontoria Location: 3389 Rt 82, Verbank Parcel: # 6663-20-850049	Application for the alteration of a site plan that was previously approved by the planning board on June 21, 2017 with proposed alterations to include 4 EV charging stations, a utility pad mounted transformer, bollards and signs located in the NC zone. **Meeting #1**

Chairperson Natchev invited engineer Nikolas Hontoria to give a brief presentation on the application. Mr. Hontoria's proposal includes the modification to an existing gas station by installing four EV charging stations with a 1200amp 480 volt 3-phase service. The Town engineer, Tom Harvey discussed his memo dated October 2, 2026 with the Board and recommends the applicant to review §210-63A with a "Site Plan Checklist" and address the items that are required. Mr. Hontoria was advised to provide an updated survey and confirmed that they are converting four existing spaces to EV charging spaces.

The Board had a discussion on the Site Plan and request the applicant to provide new calculations on the parking and include specification sheets on the EV chargers. Chairperson Natchev addressed the concern on traffic and would like the applicant to include a traffic control plan for circulation.

Mr. Hontoria confirmed that all four EV chargers can operate at the same level and they are run by a software to limit and avoid overload. He will amend his Site Plan application by completing the EAF and provide clarification on hours of operation with a remote shut off. Town Attorney, Mr. Nelson reviews §210-25A regarding parking space requirements and advised the applicant to submit for a special use permit. The Board also agreed on scheduling a site visit so they can have a better visual. The matter was adjourned.

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 8:38 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday November 12th 2026** the agenda will close on **October 22nd 2026 at 12:00 Noon.** Items for consideration at the **November** meeting must be received by that date.