



Town of Union Vale Planning Board

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

Regular Meeting Agenda March 13th 2025 7:30 P.M.

Planning Board Members:

Chairperson: Alain Natchev, Members: Scott Kiniry, Kaye Saglibene, Michael Mostachetti,
Anita Fina Kiewra, Larry Knapp & Joshua Redinger

I. CALL TO ORDER / DETERMINATION OF QUORUM

II. BUSINESS SESSION

- Review the agenda
- Approval of February meeting minutes

III. CORRESPONDENCE

None

IV. PUBLIC HEARING

PROJECT NAME

Powell – Special Use Permit-Caretaker’s Cottage

Applicant/Contractor: Henry Welsh
Owner: William & Linda Powell
Location: 2211 Clove Road
Parcel: #6861-00-165488

PROJECT DETAILS

Application for a special use permit for proposed conversion of an existing 1,584 stone cottage to a caretaker’s cottage, with the new construction of 2,400 sqft home to be the new principal structure to be placed where existing barn was removed on existing 26.5 acre lot located in the RD10 zone.

Meeting # 2

V. REGULAR SESSION / NEW BUSINESS

PROJECT NAME

Fitzmahan- Special Use Permit- Accessory Apartment

Owner/Applicant: Don Fitzmahan
Location: 266 W. Clove Mountain Road
Parcel: #6760-00-145614

PROJECT DETAILS

Application for a special use permit for the renovation of single-family dwelling to create an approx. 912 sqft (1) bedroom accessory apartment on a 20 acre parcel, located in the RA3 zone

Meeting # 1

PROJECT NAME

Robert Ritter Sketch Plat Review

Owner/Applicant: Robert Ritte
Location: Route 55
Parcel: #6660-00-183585

PROJECT DETAILS

Application for a sketch plat review of proposed construction of 10 rental units in rear & commercial retail of (4) 2,000 sqft bays located in the front yard. Located in the TC zone.

Meeting # 1

VI. REGULAR SESSION / OLD BUSINESS

None

VII. OTHER BUSINESS

None

VIII. ADJOURNMENT

- **NEXT DEADLINE: March 20th 2025** (by Noon)
- **NEXT MEETING: April 10th 2025**