



PLANNING BOARD  
Town of Union Vale  
249 Duncan Road Lagrangeville, NY 12540  
845-724-5600

August 27, 2025

Notice to Contiguous Neighbors / Public Hearing Notice

**The Town of Union Vale PLANNING BOARD shall conduct a Public Hearing on  
THURSDAY SEPTEMBER 11<sup>th</sup> 2025 at 7:35 p.m.**

*For the application of Bruce Phipps for proposed lot line realignment of 1.39 acres from parcel #860752 to be added to parcel # 773823 to become approx. 14.33 acres, reducing parcel #860752 to 6 acres in the RA3 zone. Located at 796 Camby Road, Millbrook, NY 12545 & 235 Highview Road, Dover Plains, NY 12522.  
Parcel: 6862-00-773823 and 6862-00-860752.*

All those having an interest in the application will be given an opportunity to be heard at the Public Hearing and may also submit comments in writing to Cynthia Habinowski, Board Clerk, not later than **NOON** hour on **September 11<sup>th</sup> 2025**. The Application, including site plan and architectural drawings, may in the interim be examined at the Town Hall during normal business hours.

Regards,

Cynthia Habinowski

*Cynthia Habinowski*

Clerk for Planning Board