



Town of Union Vale Planning Board

Town of Union Vale Town Hall

249 Duncan Road

Lagrangeville, NY 12540

Regular Meeting Agenda

June 12th 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. SALUTE TO THE FLAG

III. BUSINESS SESSION

- Review the agenda
- Approval of May 8th 2025 meeting minutes

IV. CORRESPONDENCE

None

V. PUBLIC HEARING

None

VI. REGULAR SESSION / NEW BUSINESS

PROJECT NAME

PROJECT DETAILS

McManamon Sketch Plat Review

Owner/Applicant: David McManamon
Engineer: Mike Gillespie- M. Gillespie &
Associates Consulting Engineering, PLLC
Location: 152 Still Road, Poughquag NY
12570
Parcel: #6860-00-205278 and
Parcel: #6860-00-224164

Application for a sketch plat review of a two-lot
subdivision with approx. 22 acres in R1 zone and a 5
acre lot subdivided off in RA5 zone with non
conforming structures and with no legal access.

VII. REGULAR SESSION / OLD BUSINESS

None

VIII. OTHER BUSINESS

None

IX. ADJOURNMENT

- **NEXT DEADLINE: June 19th 2025** (by Noon)
- **NEXT MEETING: July 10th 2025**



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
June 12th 2025

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

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 May 8th meeting minutes.

CORRESPONDENCE

None

REGULAR SESSION / NEW BUSINESS

PROJECT NAME

McManamon Sketch Plat Review

Owner/Applicant: David McManamon
Engineer: Mike Gillespie
Location: 152 Still Road, Poughquag NY
12570
Parcel: #6860-00-205278 and
Parcel: #6860-00-224164

PROJECT DETAILS

Application for a sketch plat review of a two-lot subdivision with approx. 22 acres in the R1 zone and a 5 acre lot subdivided into 4 lots in the RA5 zone with non conforming structures and with no legal access from road.

Chairperson Natchev welcomed the applicant Mr. Mike Gillespie to give an overview of the application. Mr. Gillespie stated that the owner wishes to modify some of the lot lines to allow accessible frontage for the back parcel. Alteration of the lot lines include; Lot #A owner’s house with existing structures, Lot #B the driveway to existing half constructed barn, Lot #C frontage along the road subdivided into 5 acre lot with Lot #B in the corner. Planning board had a discussion regarding Lot #A structures and the existing barn.

Mr. Gillespie discussed the two existing parcels each with front entrances being on two different roads. Still Road has an existing parcel about 22 acres with fair amount of frontage and a larger parcel in the back with no frontage on this road. Wingdale Mountain Road has frontage but no legal access. Chairperson Natchev refers back to the town’s C.E.O. George Kolb’s determination letter regarding realignment of the existing driveway on the newly created lot. Wetlands on the parcel were discussed with Mr. McManamon mentioning the area surveys from the 1960s and the existing pond.

The board advised the applicant to get a topo done and to complete the list of items required in the Town's engineer report. 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 7:51 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday July 10th 2025** the agenda will close on **June 19th 2025 at 12:00 Noon**. Items for consideration at the **July** meeting must be received by that date.