



## Town of Union Vale Planning Board

Town of Union Vale Town Hall

249 Duncan Road

Lagrangeville, NY 12540

### Regular Meeting Agenda November 13<sup>th</sup> 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 October 9<sup>th</sup> 2025 meeting minutes

#### **IV. CORRESPONDENCE**

None.

#### **V. PUBLIC HEARING**

##### PROJECT NAME

##### **McManamon Subdivision/Special Use Permit**

Owner/Applicant: David McManamon

Engineer: Mike Gillespie

Location: 152 Still Road, Poughquag NY

Parcel: #6860-00-205278 and Parcel: #6860-00-224164

##### PROJECT DETAILS

Application for proposed subdivision of two existing lots to four lots. Parcel #224164 at approx. 22 acres will create two additional lots (Lot 'C' of 13.11 acres) and (Lot 'D' at 5.02 acres) in the R1 zone. Parcel #205278 (Lot B- flag lot to provide access from Still Road) about 44 acres will create additional Lot 'A' of 5.22 acres in the RA5 zone.

Meeting # 3

#### **VI. REGULAR SESSION / NEW BUSINESS**

None.

#### **VII. REGULAR SESSION / OLD BUSINESS**

None.

#### **VIII. OTHER BUSINESS**

Discuss Bonavenia Enterprise LLC application and email received from engineer Brian Stokosa regarding an update on 11/3/25.

Discuss Tree of Life project/application and email received from applicant Jonah Ritter on 10/16/25.

#### **IX. ADJOURNMENT**

- **NEXT DEADLINE: November 20<sup>th</sup> 2025** (by Noon)
- **NEXT MEETING: December 11<sup>th</sup> 2025**