



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

November 13th 2025

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

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 October 9th meeting minutes.

CORRESPONDENCE

None

PUBLIC HEARING

PROJECT NAME

McManamon Lot line Realignment/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

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

Mr. Gillespie gave a description of the application which includes the subdivision and lot line realignment of the two existing lots (Lot 1 & Lot 2) to become 4 lots (A,B,C&D). Mr. Gillespie provided the updated plans with the required changes that were needed by the Town’s engineer and confirms the site distances on the proposed driveway will be shown on the new plans that was taken by the surveyor.

Chairperson Natchev asked if anyone from the public had a comment or concern about the application.

Bill Havranek, who resides at 112 Still Road, had questions regarding the application, the existing structures on the property and the timeline of the construction. He is concerned with construction noise and if the owners plans will change in the future.

Mr. Gillespie states that this special use permit is for residential purposes and he does not know the owner’s future plans at this time. The board had a discussion on the proposed plot plans and the procedures that are needed before a building permit is issued.

With no other comments from the public and no questions from the board, Chairman Natchev closed the public hearing and offered the following resolution which passed unanimously by the board, titled:

*RESOLUTION OF APPROVAL
DAVID MCMANAMON
MINOR SUBDIVISION AND SPECIAL USE PERMIT
TAX PARCELS 135400-6860-00-205278/224164
152 STILL ROAD AND WINGDALE MOUNTAIN ROAD
TOWN OF UNION VALE*

REGULAR SESSION / OLD BUSINESS

None.

REGULAR SESSION / NEW BUSINESS

None.

OTHER BUSINESS

Chairperson Natchev read the email from engineer Brian Stokosa dated 11/3/25 regarding an update and requesting the Bonavenia Enterprise LLC application to stay open. The board will wait to see as the applicant is still evaluating the most cost-effective option on the inspection or remediation of the property.

Chairperson Natchev read the email from applicant Jonah Ritter dated 10/16/25 regarding the Tree of Life project/application status as the engineer is still working with NYS DEC and cooperating with the Dutchess County board of health at this time. The board had a discussion and will wait until Mr. Ritter returns with a full submission.

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 8:14 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday December 11th 2025** the agenda will close on **November 20th 2025 at 12:00 Noon**. Items for consideration at the **December** meeting must be received by that date.