



## **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**

**October 9<sup>th</sup> 2025**

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

Members Absent: Member 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**

Chairperson Natchev changed the order of the agenda to have the old business matter for the McManamon Subdivision and Special Use Permit as the first item. The Board approved the September 11<sup>th</sup> meeting minutes.

### **CORRESPONDENCE**

None

### **PUBLIC HEARING**

None

### **REGULAR SESSION / OLD BUSINESS**

#### **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 the sub-division of two existing lots to proposed four lots. Parcel #224164 with approx. 22 acres is proposed to have a 5 acre lot sub-divided off in the R1 zone and Parcel #205278 is proposed to have a 5 acre lot sub-divided off in the RA5 zone to provide legal access to the non conforming structures.

Meeting # 2

Chairperson Natchev welcomed the applicant Mike Gillespie to give an update on the application. Mr. Gillespie states that the proposal includes the lot line realignment and subdivision with the two existing lots. One lot has frontage on Still Road with 22 acres and the back portion lot with 45 acres which now has access on Wingdale Mtn Road. The intent is to jog the lot line between the two of them and creating lot #A of 5.22 acres by taking the larger parcel and adding a flag lot to provide access to the non conforming structures, existing lot #B at 43 acres with proposed barn, lot #C is existing with nothing proposed and then lot #D will be created at 5.02 acres; going from the two lots to four lots.

Mr. Gillespie discusses the modifications that were made based on the review letter dated 6/12/2025 from the Town's engineer, Tom Harvey. The Board asked for more information on the plans wetland boundaries and applicant refers to sheet 2 of the application where it shows an area on the other side of Still Road having a stream or ditch which is a couple hundred feet away from the property and then one on Wingdale Mtn Rd with a roadside swale, which is not near the property. Owner's intent is to redo the driveway and put proposed barn up. Member Kiewra confirms that the wetland is downhill of the proposed barn.

Chairperson Natchev advises the applicant that the new plans still need to be sent to the Town's engineer for review and declares the application complete for a public hearing if no additional information is needed. Chairperson Natchev asked the board if they had any questions or comments, with none the Chairman made a motion, which was passed unanimously by the Board, to **accept the application as a Type 2 Action under SEQR for the Application for the sub-division of two existing lots to proposed four lots. Parcel #224164 with approx. 22 acres is proposed to have a 5 acre lot sub-divided off in the R1 zone and Parcel #205278 is proposed to have a 5 acre lot sub-divided off in the RA5 zone to provide legal access to the non conforming structures. Locate at 152 Still Road Poughquag NY 12570. Parcel 6860-00-205278 & 6860-00-224164 and to schedule a Public Hearing on the application for **Thursday November 13<sup>th</sup> 2025 at 7:35pm.** Secretary was directed to provide timely notice thereof.**

### REGULAR SESSION / NEW BUSINESS

#### PROJECT NAME

**McEaney Special Use Permit**  
Owner/Applicant: Arkip McEaney  
Location: 29 Verbank Village Rd  
Parcel: #6663-19-519031

#### PROJECT DETAILS

Application for the legalization of work already performed for an accessory apartment.  
(Sect 210-56 (B){1} in the H zone.  
  
Meeting # 1

Chairperson Natchev welcomed the applicant, Mr. Arkip McEaney to give an overview of the application. Mr. McEaney wants to keep the kitchen that was built as a secondary accessory dwelling and to make it legal for rental purposes while living on the other side of the house with a separate access and exit zone.. Applicant states that the BOH was not needed as long as the bedroom was removed upstairs and relocated to the apartment. There was a discussion on the site plan and on the parking that will stay the same. Accessory apartment is around 600 sqft and the house is over 100 years old with it being the original post office.

The board discussed what was needed as application is not complete without ZBA review first since a variance of 1.23 is needed. Applicant is aware that the present neighbors names are needed on the Site Plan and that a BOH letter attesting that applicant proposal does not require further BOH review or approval. Mr. McEaney will apply for the variance with the Zoning Board for their next months meeting on November 4<sup>th</sup>.

### 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 8:05 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday November 13<sup>th</sup> 2025** the agenda will close on **October 23<sup>rd</sup> 2025 at 12:00 Noon**. Items for consideration at the **November** meeting must be received by that date.