

**UNION VALE TOWN BOARD MEETING FEBRUARY 2, 2017
TOWN HALL 249 DUNCAN ROAD LAGRANGEVILLE NY 7:00 PM**

PRESENT: Supervisor Tompkins

Councilmen: Steven Frazier, Corrina Kelley, David McMorris, John Welsh

THE MEETING WAS OPENED WITH THE FLAG SALUTE.

PUBLIC COMMENTS ON AGENDA ITEMS

None

REPORTS OF COUNCIL & SUPERVISOR

Supervisor Tompkins has been taking care of the Bond paperwork with help from the Bookkeeper. She also had a meeting with Houlihan Lawrence on the booklet for the property on Route 55 and met with Berkshire Hathaway as well. Supervisor Tompkins also reported she has been working with Mary Pearson on the employee handbook, which will be updated and emailed to the council and asked the Board to read through it and make notes to discuss in the next few Town Board meetings. Lastly, she worked with Kim Maykut to input the payroll deductions for the medical insurance.

Councilwoman Kelley reported she participated in webinar from the comptroller's office. She noted there are many opportunities for free training, this comptroller is committed to training and to correct wrongdoing for school fire and local officials. She reported on her webinar and encouraged everyone to take advantage by signing up for email alerts.

Councilman McMorris worked on the video problems from Optimum due to many complaints from residents. He spent 4 hours this weekend tracing the root of the problem and insisted that cablevision came out to assist. He spoke with Dan Ciccone, the Studio Manager who reported everything was operational on our end at the Town Hall, the problem was offsite and it was determined that a piece of equipment in a Cablevision facility was broken which caused the interruption of the Town Broadcasts. Councilman McMorris happily reported it has been corrected and is currently working.

DISCUSSION ON ZONING PLANNING REVIEW WORKSHOP

George Kolb spoke on changes on code amendments and alterations. Specifically, he noted he would like to tweak the law to keep it current with the times as the codes are evolving documents. The accessory apartments section in his opinion needs to be totally redone for residential neighborhoods. There is a growing need for this which is evident as seniors are moving in with their families. Currently the code is in fragments he would like to condense and streamline it to make it easier to understand and employ. He seeks approval to work with Planner to address this.

Other items to look into are public distillery, breweries and maple syrup facilities, if the Board will entertain. One example is a resident on Brush Hill Road is inquiring about a distillery as he currently uses it for his own personal use and would like to open this to the public in the future. Mr. Kolb stated many towns are exploring this to bring in tourism. He would like public comment and proposals to the Board.

Another area Mr. Kolb noted are certificate of visual compatibility in RD10 zones above 750 feet which requires anyone building to obtain a special use permit. The purpose of this is to prevent buildings from clearcutting the side of the mountain. Historically in this town, he noted there has not been one at this point that has been refused. He would like to come with a reasonable envelope to develop the home so most will fall within that range and the rest will be in front of Planning Board. This will make it more favorable for the residents and those that wish to build in these zones.

Another law that needs to be revised is the signage law. This an area of complaints either valid or invalid which Mr. Kolb feels is perhaps too restrictive. He would like to bring all of these concepts to the Boards and respective Chairs to get their input so everything is passed efficiently and correctly. Supervisor Tompkins stated tonight is introduction to a lengthy process and would like to begin to move the process along. Kevin Durland, Planning Board Chair, agrees with all items George Kolb brought forth and thanked the Town Board for reaching out for their input to begin the dialogue. Accessory apartments are a large portion that issues stem from as well as the Certificate of Visual Compatibility as delays are approximately two months to build due to this law.

Mr. Durland needs to consult with his Board to discuss everything they thought may be an issue as they are approaching a busier time and will report back as issues arise.

Supervisor Tompkins wants to make the laws more easily understood by the general public. Jane Smith stated when the master plan was revised in 2009 people were asked for input including the values they wish the Town to hold and what was trying to be achieved by the codes. The codes were derived to be consistent with the master plan and the rural nature of Union Vale keeping with that tradition and character. She recommends that the Master Plan be consistent with the revisions being made or if need be, update the Master Plan to be more current and appropriate.

Councilman McMorris thought their focus would be more on the Town Center property and reviewed uses of that portion of land. There is nothing pertaining to solar, either permitted or not permitted. He specifically is referring to the property between recycling center and Bewise Carwash. He thought that when the Route 55 property was up for sale there was more specifics on that so that zoning did not need to be changed in order to make it desirable for a buyer. Mr. Kolb said due to the changing nature of the environment it was not thought of when that was derived although, there is a current ground mount law in effect which would apply or not, depending on the circumstances. As this is a potential key issue for that area he would like to specifically address this. There is a provision to do this but must go through the process.

Supervisor Tompkins said the land for sale is across the street and hopes Berkshire Hathaway will return her call and she will have information from them to present to the Board. They hope to have this all prepared so that it may be re-added to the tax roll.

EMPLOYEE MANUAL UPDATE

Mary Pearson and Supervisor Tompkins have been making changes to the employee manual. They will email the changes when they finish and expect the Board to go through the entire handbook and make notes for discussion to approve all changes as it has not been updated since 2009. A driver's safety manual for those employees that operate Town vehicles will also be included with input from NYMIR. Councilwoman Kelley asked if attorney Tom Jacobellis reviewed the original but Supervisor Tompkins will complete their updates send it to the attorney and then the Board as well as NYMIR.

Councilman Frazier asked if the town is exploring a driver safety course here. Supervisor Tompkins said NYMIR has been offered to use Union Vale as a site for other towns to join us for a Drivers Safety Class. We are hoping that NYMIR they will consider waiving the fee for Union Vale as it is at our site. Councilman McMorris said any charge would be from the State per a point system to receive the insurance discounts. Supervisor Tompkins also stated an Anger Management class will also be explored through NYMIR.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

Jane Smith questioned Councilman McMorris for clarification if the Town was selling the land at the recycling center or Route 55 Property to someone that has a solar business.

Councilman McMorris said we cannot sell the landfill land we may only lease it, even for our own use, it still must be leased and then the power will be purchased from the lessor. The lessor would receive the tax benefits, not the Town. Mrs. Smith's idea was that there are communities that participate in a community solar program and wondered if that was the direction he was thinking. Councilman McMorris stated Jason Lieberman from LAM Development was spoken to about this and will be at the next meeting to discuss. Mrs. Smith also asked if this was for Town building use only if it could be applied to residents' homes as well. Councilman McMorris replied that it could be set up that way and there are also incentives from the government to use solar in this capacity for local business's, non-profit organizations and low to middle income families. Mrs. Smith said she felt this was very good avenue to explore.

DISCUSSION ON GENERATOR INSTALLATION

Supervisor Tomkins stated George has been in touch with John Polan on the generator for the Town Hall. Mr. Kolb will require a permit, however he met with electrician who must locate the primary to determine the placement of the machine. The biggest concern is fueling the generator, which will be propane. The specifications were sent to Bottini for review and it was determined when installation occurs an estimated maximum of 3 days without power may be expected. Bottini recommended a 1000-gallon underground tank to house the propane which Mr. Kolb agrees would be a better aesthetic than many above ground tanks. Due to the lack of

frequency in needing to be filled as it is only for the generator use at the moment, the tank must be purchased. This will cost around \$3,500.00 which includes installation. Looking ahead, the boiler at Town Hall will need to be replaced in the near future with propane heat. A buyback of the tank would be in order if we were fueling up more frequently. A proposal will be done by Bottini in the next few days and he will forward it to the Board. Everything will be in compliance with NYS building code. The tank will need to be 10ft from the building behind the door. Mr. Kolb also recommends a secondary line inside the building that is capped for future use. Mr. Polan will be out to trace the lines prior to installation. Mr. Kolb said he will be in touch when he hears from John Polan. Councilman Welsh suggested that the approval can be done by phone or email since all the details have been brought forth and Councilman McMorris agreed.

Supervisor Tompkins suggested to move forward quickly as this needs to be done before the parking lot is repaved.

MOTION TO ADJOURN

Supervisor Tompkins made a motion to adjourn at 7:33PM Councilman McMorris seconded the motion and all members were unanimously in favor.

Respectfully Submitted,

Andrea Casey

Town Clerk