

UNION VALE TOWN BOARD MEETING NOVEMBER 20, 2024

249 DUNCAN ROAD, UNION VALE, NEW YORK

UNION VALE TOWN HALL 7:30 PM

PRESENT: Supervisor Steve Frazier

Town Council: Pat Cartalemi, Kevin Durland, Kevin McGivney, John Welsh

Town Clerk: Andrea Casey

Town Attorney: Attorney Jeff Battistoni

Supervisor Frazier called the meeting to Order to Order and Salute to the Flag at 7:30PM

Motion Approve Minutes: Councilman Welsh made a motion to approve the October 2, 2024 and September 18, 2024 meeting minutes which was seconded by Councilman Cartalemi and all were unanimously in favor.

Supervisors Report

- Addition to agenda due to auction results motioned to add to the agenda under new business, motioned by Councilman Welsh and seconded by Councilman Cartalemi.
- Finance Report: General Checking: \$ 95,341.00 General Savings: \$4,920.00, MSC Receipts: \$132,133.00, General MM: \$77,850.00 General NYCLASS: \$2,630,328.00, General NYCLASS-ARP: \$ 149,012.00 Total \$3,899,469.00
- Highway Checking: \$48,491.00, Highway Savings: \$2,242.00, Highway MM: \$31,989.00, Highway NYCLASS: \$70,576.00, Highway New Acct for W. Clove Mtn Bridge: \$584,432.00, NYCLASS- Reserve \$149,012.00, Total \$866,724 **Grand Total: \$4,786,211.00**

In light of a number of statements made at the last Board meeting, I have some comments to make in regards to the chronology of preparing the 2025 Union Vale operating budget. The budget was filed on time on September 30 and distributed to Town Board members in addition to being posted on the website. In the email along with the budget proposal I suggested the Board members review it and notify me of any concerns or suggestions of change. I also offered to schedule additional meetings to discuss the budget both in the email and at every Board meeting since if any Board members saw the need. No such requests have been made.

Our first Board meeting after the budget was introduced was two days later and I realized the Board members may have not had sufficient time to study the budget in detail and again made an appeal to let me know of any concerns they may have or if they'd like to schedule additional meetings. There were some preliminary concerns expressed, one being the amount of revenue predicted from sales tax and another the pay raises contained in the budget. I explained the pay raises were a 3% increase for staff with exceptions, and 2% increase for elected officials. The exceptions to the 3% pay raises were given to employees who have been working outside of their job titles and have not been properly compensated for the work they are doing. These employees are in both our Parks and Recreation departments. Our serving Recreation Director was raised to the level the previous Recreation Director had been paid as was our Park Manager. One Parks employee has been working in the position of Maintenance Worker and has not been receiving the pay rate associated with that position. Union Vale does not and has not offered longevity raises. The pay rates assigned to these positions have resulted in a base pay plus a cost of living increase through the years. A new employee is entitled to the same rate of pay as a seasoned employee in the same position. It was stated that salary increases amount to \$113,00. The amount resulting from pay raises is \$54,500 spread over 22 employees. Additional funds are expended on two new positions to be explained in a few moments and the increase to the Recreation Director salary was achieved by increasing program user fees. These increases have been achieved by moving funds around within the budget and by revenue projections. In preparing the 2025 budget I discovered several instances where budget lines have been underfunded. I corrected these. I was also informed that our tax assessor data collector, a position that had been in place historically had been cut previously, and the need for this personnel still exists. I restored this position in the budget. The Code Enforcement Officer expressed that he plans to retire end of 2025 and we made provisions to hire a Deputy Code Enforcement Officer to train for the position in the upcoming year. The Code Enforcement Officer projected this cost could be covered with anticipated increased revenue for 2025.

In studying past budgets I also discovered that anticipated sales tax revenue had been grossly underestimated for several years. I brought this closer in line with actual receipts with a still comfortable cushion. Several Board members expressed concern over this. In response, when actual insurance quotes came in at \$34,000 less than we had predicted rather than reallocate those funds to be spent we lowered the anticipated sales tax by that amount to quell Board member fears.

At each meeting several Board members have been very critical of the budget I've submitted but have offered absolutely no suggestions for change. The traditional manner in preparing and amending a budget would be for a Board member to suggest a change, we discuss among each other and reach an agreement or compromise on what the amendment should be. That has not happened at all in this case. It is the burden of the Board members to make these suggestions, not myself, however in each case there has been a concern I've given a suggested option to correct. Again, there has been no effort on behalf of the Board members to even consider the suggestions I've offered.

At our last meeting three members of the Board demanded they receive the Excel files of the budget. I stated this was highly irregular and contested it has never been done in the past here in Union Vale. One Board member insisted they had but I've confirmed they have not. I've also spoken with several neighboring towns and none of them follow that practice, instead following the steps I described previously.

I have proposed a lean and solid budget. I've patched holes discovered, am properly compensating our employees and have covered the entire Recreation budget including the Recreation Director salary increase with activity fee registration increases. I've also accomplished this with a 0% levy increase to the residents. This budget has been prepared in accordance with regulations set forth by the NY State Comptroller's Office.

Board Member Reports

Councilman Welsh – checking into infrastructure including furnace pond dam has concerns about water level and wants this to be addressed and wants the FEMA money used to correct the West Clove MT bridge. Supervisor Frazier noted the engineer was compiling a response and further explained the need for core drilling per opinions from 2 engineers.

Councilman Cartalemi- working on 2025 budget line by line to sure up numbers and be more comprehensive. He also commented on Supervisor Frazier's budget response and explained the need for the excel spreadsheet.

Councilman Durland – has been reviewing the 2025 budget. He also agrees the dam is a costly project either way and feels it's prudent to do the core drills to see the outcome.

Councilman McGivney- attended the Equestrian end of year event and commended Loretta Ryan, Director on the event. Reminds residents the burn ban is still in effect.

Town Clerk Report Clerk Casey advised that the 2025 Recycling permits will be on sale as of the first week of December.

Highway Report – no report, Ed Kading was unable to attend.

Recreation, submitted by Recreation Director Maggie Collins

On Wednesday December 4th we will host a Cookie Swap at Town Hall from 5pm-7pm. Residents and friends can join in on sharing their favorite cookie recipes and sweet treats with the community. If you are interested in joining please email me at recreation@unionvaleny.us by the end of the day December 3rd so we can ensure you have a spot at a table and so we can keep you in touch about any additional or important information leading up to the event. We recommend participants bring at least two dozen of your treats to share, bring yourself a container to take goodies home, and we please ask that you let our staff know if your baked goods contain common allergens such as peanuts, tree nuts, and dairy either via email or when you arrive so we may add a label to your table to inform other attendees. Placements for first, second, and third will be announced at 6:30pm. Registration has been open for our Grand Illumination event scheduled for Saturday December 7th from 4:30pm-6pm. This event is free for residents and \$5 per family for non-residents. Families and friends can enjoy warm drinks and snacks, crafts, and a visit from Santa. At 6pm all will be invited outside into the park to enjoy watching the holiday lights turn on and start off the Winter season. We will also once again be accepting unwrapped toy donations on behalf of the Hope Through Pope toy drive. These toy donations will be enjoyed by the Children's Home of Poughkeepsie. The donation box is currently placed up in Town Hall, and will be located Santa at the Grand Illumination. More

information for both of these events can be found on our social media pages and the Parks and Recreation website.

Parks Report November 20, 2024 Submitted by Vincent Germano

- We have continued clearing leaves and down trees from trails and have started preparing for snow if it comes.
- The lift we rented has been returned after having it for a week. We were able to hang lights on the main park building, pole barn, town hall, and the #11 rental house, as well as trim multiple trees around the park.
- The seasonal bathrooms are closed and a porta potty will be moved down into the park once the soccer season concludes this Saturday.
- Many of the Christmas lights we put up around the park are older and failing, we have started to go through them and replace sections that don't work with new lights. We will be putting up lights and prepping for the grand illumination for the next few weeks.

Animal Control, Submitted by ACO, Mary Jean Calvi

Animal Control Report for the month of October 2024

During the month of October, there were no lost dogs and no found dogs. (received via email)

Library Report

Presented by Library Trustee President, Amy Watkins

The trustees had extensive conversations with three different attorneys both before and after the election two of the attorneys are referendum or ballot proposition experts and the third attorney is a library attorney. All three attorneys were on the same opinion about the recent ballot proposition due to the way the proposition was worded it was considered a nonbinding survey question which has no legal premise or reference to any statute it was not clear to some of the voters that a library already existed it was unclear to voters what happened if they voted no and it was also unclear to voters what happened if they voted yes and it is in no way shape or form a premise for abolishing the library the trustees have discussed the matter with the library Development Division in Albany and were happy to receive their support and encouragement we see our challenge as needing to get away from the politics surrounding this Library so we can focus on building the programs and services that an adorable rural library and a beautiful Park can offer. In addition, we have shared that the library uh portion of the budget does not raise the residents taxes the trustees have voted not to request more than the \$50 per capita for the next five years with this good faith effort we're showing our commitment to the fiscal responsibility of our to our residents. I also wanted to follow up because I know spam can be our worst enemy when it comes to email to an email that I sent to the supervisor on November 13, 2024 requesting that you affect the transfer of all Library funds from the town's bank account to the library's bank account immediately under New York State Ed law 259 it specifies that all money received from taxes and other public sources for the support of a public library or a free association library or a Cooperative Library System shall be paid over to the treasurer of such library or cooperative Library System upon the written demand of its trustees again please consider this our formal request for all encumbered and unspent funds from the 2023 and 2024 as well as all budgeted funds for the 2025 and into the future um we also continue to work on completing the library registration application and as always if you have any questions please do not hesitate to reach out to us you can reach us at trustees UV library.org

Attorney Battistoni noted he would have to research if the funds transfer should be done by the end of the year and offered to look research this for next meeting.

Public Comments Agenda Items-

Paula Young, Verbank Club Road, recently volunteered to help the library efforts, she cannot see anyone not being a fan of library's as she herself has found them to be extremely helpful in her life. She found information that was distributed about the library proposition was misleading after researching online and printed material. She feels if the information was presented differently it would have resulted in a different outcome.

Eileen Pucci, Hoofprint Road, wanted to remind residents resoundingly chose to not build a library in the town. She noted there are multiple library's in the area. She has concerns that the

costs will increase over time for operating cost and does not wish for a tax increase when the town has access to libraries.

Amy Hardisty, Liberty Way, spoke about the RD10 code change she objects to the code change allowing a catering facility in the acreage and sited other event venues in the area and the larger number of acres that these possess. She is very concerned about the noise, traffic and feels it poses a safety hazard to the surrounding area.

Vicki Pittman, Bruzgul Road, has concerns about the RD10 zone change as the parcel almost touches her property and is worried about being notified about these changes and would like more information.

Jean Moore, Darren Road, agrees this has been an ongoing topic and feels the residents have said many times they do not want a physical library and feels the library's in the area are sufficient and feels the Board should listen to the residents vote on this year's ballot.

Kevin Harrington, Chestnut Ridge Road, 66% of the town voted against the proposition and feels it was not poorly written and went through the proper channels. He cited not having seen the charter and would like to review it. He further spoke about the other library's in the area and costs.

Leah Struzzi, Wingdale Mtn Rd, spoke about her meeting with the former Supervisor about plans for the library and issues with paying mid-Hudson library systems. She noted that if a library increases the value of town and thereby will raise property values and is concerned about increased budget costs. She is not in favor of Union Vale building its own library due to costs and having other library's in the area.

Large Hall Rental

This went on during early voting and the restroom backed up which caused a major issue with the preplanned event. In the future the fee for park staff to be on hand.

Motion to Refund Rental Fee

Councilman Welsh motioned to refund the full amount of the rental fee seconded by Councilman McGivney all were unanimously in favor.

RD10 Code Change

Joe Eriole, summarized the RD10 changes to date, comments were received from DC County Planning and Union Vale Planning Board, and public enough to make changes to the law. Thereby this triggers a new public hearing with the clean copy of the law. DC will have an additional 30 days to make comments again and he further explained the process of adopting it and he suggest the public hearing be set for December 4th, 2024. Councilman Cartalemi asked about making changes and Attorney Eriole only nominal changes can be made, material changes would need to be re-noticed and reintroduced. He further noted that the RD10 change is a specifically for this type of use. If adopted, this would then need to be approved by Planning Board which could go along with an additional permitting process and public hearings. Councilman Cartalemi pointed on this is very detailed compared to other areas of the code.

Motion to set Public Hearing for RD10

Councilman Cartalemi made a motion to set a public hearing for RD10 reintroduction changes for December 4th at 7:00 PM seconded by Councilman Durland and all were unanimously in favor. (See Resolutions formal reading was waived)

Resolution TOWN OF UNION VALE TOWN BOARD RESOLUTION NO. 32-2024: AUTHORIZING PURCHASE OF CONSTABLE/BUILDING DEPARTMENT REPLACEMENT VEHICLE

2025 Budget Discussion

Councilman Cartalemi made his suggested to the 2025 budget

- Sales tax revenue is on target
- Disagrees with recycling center feels it should be increased in revenue to \$

- Interest \$80,000 budget to 140 and feels it should be \$115,000 due to average of last 3 years and feels due to necessary infrastructure costs will deplete the accounts thereby decreasing budget
- Property rental 90,000 on pace to be 100,000 hopes cell tower
- Building fees, budgeting \$220,000 and is worried about a potential upcoming project 155,000
- No increases in new revenue streams, although increases in existing revenue and would like to see this happen in 2025.
- TGTT current revenue \$9,000 and \$30,000 expenses – feels this needs to be addressed
- Expenses- Town Board Members do not need a raise changed to 0% increase
- Town Justice, feels a \$4000 raise total is too high but court clerk \$700-800 increase
- Supervisor no pay increase, confidential secretary line is budgeted for \$20,000 since the position is vacant proposes to move the \$10,000 of the \$20,000 to the Bookkeeper to keep her raise intact
- Tax Collector Raise, got a raise by removing Saturday hours
- Budget Officer raise should have 0% and thinks she should be the budget officer
- Town Clerk 3% raise
- Legal fees and Engineering fees – this should be decreased both down \$35,000 as well and this should be part of capital projects list
- Fuel, changed that to \$4,000
- Building Inspector, building deputy, reduce deputy to 8 weeks of training rather than 12 months no increase in salary
- Recreation Director should be at 3% increase
- Park Manager 3% increase
- Maintenance Helpers 3% increase
- 7410 – library increasing to \$255,000
- WC – same
- Highway Employees 3% increase
- Which would result in a 0% tax increase

Councilman McGivney disagrees with decreasing building deputy and the increase to the library budget. There was further discussion on this issue of funding the library.

Attorney Battistoni advised that they Town Board adopt the preliminary budget or if Councilman Cartalemi has a budget in a proper form it can be voted on as today is the deadline.

Motion to Adopt Budget Officers 2025 Budget

Supervisor Frazier made a motion to approve the tentative budget as prepared by the Budget Officer for 2025. This was seconded by Councilman McGivney and a roll call vote was requested:

Councilman Cartalemi	Nay
Councilman Durland	Nay
Councilman McGivney	Aye
Councilman Welsh	Nay
Supervisor Frazier	Aye

Final Vote 2/3 - failed

Supervisor Frazier motion to table the budget discussion until copies could be printed which was seconded by Councilman Welsh and all were unanimously in favor.

Surplus Highway Equipment

Results of loader came back from auction Loader was \$12,000 and pipe fittings at \$650 not exactly what we were hoping for but as per the Highway Superintendent, it is close enough.

Councilman Welsh made a motion to accept the bid results and sell the surplus items, seconded by Councilman McGivney all were unanimously in favor.

(Recess during printing)

Councilman Cartalemi distributed his copy of the 2024 budget

Councilman McGivney spoke about his concerns with having no time to review the changes and feels very apprehensive about passing this budget and is worried about not having had the time to

review these changes. Supervisor Frazier also cited that he was elected to take the town in a different direction and feels he had done that in his version that was solid, with support from the public, and a clear message not to fund a library in Union Vale and is concerned about passing a budget prepared by Councilman Cartalemi.

There was further discussion on the budget process.

Motion to Approve 2025 Budget

Councilman Welsh made a motion to approve the 2025 budget as presented by Councilman Cartalemi which was seconded by Councilman Durland and a roll call vote was requested:

Councilman Cartalemi	Aye
Councilman Durland	Aye
Councilman McGivney	Nay
Councilman Welsh	Aye
Supervisor Frazier	Nay
Final Vote 3/2	- passed

Public Comment on Town Issues

Chuck Richwine, On the Green, commended Councilman Cartalemi on his budget and compared the introduction of summer camp years ago being a position akin to the library. He feels if the Board and Library work together it will be more efficient than using MHLS.

Amy Watkins, Cunningham Drive, inquired about the transfer of funds and hopes due to the fact that they are chartered.

Paula young, Verbank Club Road, pleased that the library will not increase revenue and looks forward to this being a wonderful opportunity for the town.

Leah Struzzi, Wingdale Mtn Road, spoke about the budget and being dissatisfied.

Betsy Maas, Clove Road, spoke about the library and how the decision came to be and the history of arriving at the decision of not choosing to contract with Mid Hudson Library System and to build a library in the Town of Union Vale. She cited having a Town Board more involved in managing town funds is better than sending it to MHLS.

Kevin Harrington, Chestnut Ridge Road, commented on the interesting statements made tonight and noted the majority of residents voting on the proposition which was clear. He noted statement that were made to him about donations

Tillman- Shaughnessy Road, inquired if this 501c3 had been filed with the IRS

Approve Budget Adjustments, Transfers, Warrants, Pay Bills

Councilman Durland made a motion to pay the bills and which was seconded by Councilman McGivney and all were unanimously in favor.

Next Meeting

December 4th at 7:30 and RD10 public hearing at 7:00 PM

Motion to Adjourn At 9:51PM Councilman Welsh made a motion to adjourn the meeting which was seconded by Councilman McGivney and all were unanimously in favor.

Respectfully Submitted,



Andrea Casey, Town Clerk

RESOLUTION OF RE-INTRODUCTION

WHEREAS, on October 2, 2024, Supervisor Frazier introduced a Local Law for the Town of Union Vale to be known as Local Law #2 of 2024, entitled “A Local Law Amending Zoning Code Article XI, §210-86, §210-56(E), and Attachment 210-3 relating to the Establishment of a Special Permit in the RD10 District for Catering Facilities with a Temporary Lodging Component and the Elimination of Conference Centers as a Permitted Use in the RD10 District” “(Original Proposed Local Law”), which would amend §§210-3, 210-56(E) and 210-86 as set forth on the proposed Local Law attached hereto and incorporated herein as if recited herein; and

WHEREAS, the action was referred to the Dutchess County Department of Planning and Development pursuant to General Municipal Law §239-m), and to the Town of Union Vale Planning Board pursuant to Town Code §210-83(A); and

WHEREAS, a public hearing on the Original Proposed Local law was held on October 16, 2024 at which all wishing to be heard were heard, and although no comments were made by the public which required any revision to the Original proposed Local Law, the public hearing prompted discussion among Town Board members as to certain changes which were desired; and

WHEREAS, the Dutchess County Planning Board commented on the action by letter dated November 6, 2024 and its comments have been considered by the Town Board; and

WHEREAS, the Town of Union Vale Planning Board commented on the action by memo dated November 14, 2024 and its comments have been considered by the Town Board; and

WHEREAS, the Original Proposed Local Law was modified to reflect the comments of the Dutchess County Planning Department and are reflected in and incorporated into a redrafted Local Law (“Revised Proposed Local Law”); and

WHEREAS, the Union Vale Town Board wishes to consider the Revised Proposed Local Law; and

WHEREAS, the modifications to the Original Local law may be deemed sufficiently material to warrant a new public hearing on the Revised Proposed Local Law;

NOW THEREFORE BE IT RESOLVED,

1. That a public hearing be held on December 4, 2024 at the Union Vale Town Hall in relation to the adoption of these Local Law amendments, and

2. Notice of said Public Hearing shall be posted and published in the official newspaper of general circulation in the Town of Union Vale by the Town Clerk, at least ten (10) days before such hearing, and that such Notice shall be in the following form:

NOTICE OF PUBLIC HEARING*TAKE NOTICE* that the Town Board of the Town of Union Vale will hold a public hearing at the Town Hall, 249 Duncan Road, Lagrangeville, New York 12540 (in the Town of Union Vale) on December 4, 2024 at 7:00 o'clock p.m. prevailing time, on proposed Local Law #2 of 2024, of the Town of Union Vale, Dutchess County, New York, being "A Local Law Amending Zoning Code Article XI, §210-86, §210-56(E), and Attachment 210-3 relating to the Establishment of a Special Permit in the RD10 District for Catering Facilities with a Temporary Lodging Component and the Elimination of Conference Centers as a Permitted Use in the RD10 District as Revised".

3. Copies of the aforesaid Revised Proposed Local Law will be available for examination at the office of the Clerk of the Town of Union Vale, at the Town Hall, 249 Duncan Road, Lagrangeville, New York 12540 between the hours of 9:30 a.m. and 4:00 p.m. on all business days between the date of this Notice and the date of the Public Hearing, and on the Town's website at www.unionvaleny.us and all persons interested shall have an opportunity to be heard on said proposal at the time and place aforesaid and in addition to in person viewing, the Public Hearing will be held on Zoom and carried on the Town of Union Vale's YouTube channel for live viewing (access at www.unionvaleny.us). The Zoom invite for this public hearing is: <https://us02web.zoom.us/j/85112782960?pwd=Q1WX9Qzb7DvDWz8XuGD4tM6x1W1W1ec.1> Meeting ID: 851 1278 2960 with Passcode: 525216. The invite for participating on Zoom will also be posted on the Town of Union Vale website www.unionvale.ny.us the morning of the public hearing. If you wish to be called upon to comment during the public hearing while participating on Zoom, you can place your name on the list by contacting the Town Clerk at

townclerk@unionvaleny.us or (845) 724-5600. In-person attendees will be able to sign up when entering the hearing room. For any other questions contact the Town Clerk at townclerk@unionvaleny.us or (845) 724-5600.

4. The proposed action is a Type I Action under SEQRA and the Town Board declares that it is the Lead Agency for purposes of conducting the environmental review of this matter pursuant to Article 8 of the Environmental Conservation Law.

5. The matter is referred for comment to Dutchess County Planning and the Town Planning Board and the Town Clerk is directed to deliver the entire packet of application materials to the Dutchess County Planning Board and the Town Planning Board for review and recommendation pursuant to General Municipal Law §239-m §210-83(A) of the Town Code, respectively.

Dated: Union Vale, New York

November 20, 2024

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Councilman Durland	Aye
Councilman Cartalemi	Aye
Councilman McGivney	Aye
Councilman Welsh	Aye
Supervisor Frazier	Aye

I, Andrea Casey, Town Clerk of the Town of Union Vale do hereby certify that the foregoing is a true copy of a resolution offered by Councilman Cartalemi seconded by Councilman Welsh, and adopted at the special meeting of the Town Board, held on November 20, 2024.



Andrea Casey, Town Clerk

LOCAL LAW NO. 2 OF 2024 FOR THE TOWN OF UNION VALE, NEW YORK

A Local Law Amending Zoning Code Article XI, §210-86, §210-56(E), and Attachment 210-3 relating to the Establishment of a Special Permit in the RD10 District for Catering Facilities with a Temporary Lodging Component and the Elimination of Conference Centers as a Permitted Use in the RD10 District, As Revised

Section 1. Section 210-86 “Definitions” is amended as follows [deletions are ~~stricken~~ and additions are underscored]:

CATERING FACILITY

A facility providing a gathering place for the conduct of scheduled events such as parties, weddings, banquets, business meetings and similar events and food and beverages for invited guests, not to include a bar, tavern or restaurant open to the public though sometimes operated in tandem therewith. Where allowed only by special permit pursuant to §210-56(E) (17), a catering facility shall include short-term accommodations of not more than four consecutive nights. May also be referred to as "banquet hall."

LAND BANKED PARKING

Land designated to be reserved for a portion of parking required by this Code, which the Planning Board approves to be held and preserved as open space, rather than immediately constructed as parking.

Section 2. Section 210-3 District Schedule of Use Regulations/Residential Districts is amended as follows:

210 Attachment 3

Town Code of the Town of Union Vale

Chapter 210

ZONING District Schedule of Use Regulations / Residential Districts [Amended 3-11-2010 by L.L. No. 12-2010; 8-15-2013 by L.L. No. 2-2013; 10-6-2016 by L.L. No. 3-2016; L.L. No. 1-2024 by L.L. No. 2-2024]

Key: P Permitted Use P*

Permitted Use subject to Site Plan Approval P**

Permitted Use subject to Subdivision Plat Approval SP Use subject to Special Use Permit. Please refer to Article VI, § 90, reference for specific standards and requirements for certain SP uses.

SP* Use subject to Special Use Permit and Site Plan Approval

SP** Use subject to Special Use Permit and Subdivision Plat Approval X Prohibited Use

Structure / Land Use	Zoning Districts					Special Permit Reference
	R D1 0	R D 5	R D 3	R D	H	

				1. 5		
Catering Facility	SP*	X	X	X	X	210-56(E)(17)
Conference Center	X	S P*	S P*	X	X	210-53(E)(4)

Section 3. Section 210-56(E) “Standards and Requirements for Certain Special Permit Uses” is amended as follows [additions are underscored]:

210-56(E)(17) Catering Facility. A catering facility shall be allowed by special permit in the R10 district, provided that:

(a) The establishment of the catering facilities shall only be allowed on a parcel of not less than 50 acres;

(b) The development of the catering facility shall preserve existing buildings through adaptive reuse and/or scenic and natural areas important to the community, unless on the basis of substantial evidence the buildings in question are deemed unsafe or incapable of reasonable rehabilitation and/or the preservation of such scenic and natural areas cannot be achieved without resulting in other harm to scenic or natural areas or the disturbance of same is in connection with the enhancement of those or other on-site scenic or natural areas.

(c) The following design objectives are met:

[1] The exterior of existing houses, barns and related structures shall be appropriately rehabilitated and restored wherever feasible. Consideration shall be given to quality of original architecture and subsequent modifications, current condition and relationship of the structures to the overall property or area when considering the feasibility of appropriate rehabilitation and/or restoration.

[2] Formal and informal landscaping, stone walls, entrance gates and similar features shall be preserved whenever feasible.

[3] New construction shall be sited so as to have minimum impact on fields, meadows and woodlands. Major grading or changing of topography shall not be permitted.

[4] Unique natural areas and open spaces such as streams, ponds, marshes, steeply sloped areas, woodlands, etc., shall be preserved.

[5] The maximum floor area of all dining and bar facilities including kitchens and storage areas shall not exceed 6,000 square feet.

[6] Access to the facility shall be from a state or county highway.

[7] No building or parking area associated with the catering facility shall be located closer than 200 feet to any property line, nor within 500 feet of the existing exterior wall of an approved Habitable Space. These setback requirements shall apply to all structures

associated with the facility including accessory buildings, improvements and parking.

[8] Lodging facilities design features:

[a] Overnight lodging facilities shall be available for periods of not more than four consecutive calendar days per guest and must be provided as part of the catering facilities for the use and benefit of participants in events at the catering facility. The overnight lodgings shall not be used or hired for transient guests not associated with an event on site.

[b] No more than one of the guest rooms may be attached to the catering facilities; the others must be accessory outbuildings in order to avoid the appearance of a hotel or motel structure.

[c] The maximum number of guest rooms in the aggregate shall not exceed 10.

[d] The maximum aggregate square foot footprint of the lodging facilities shall be 5,000 square feet.

[e] The outbuilding guest rooms may be provided in individual or attached structures.

[9] Approval shall be obtained by the Dutchess County Health Department for sanitary sewage and water supply facilities, including, as may be determined applicable by the Planning Board, certification through either the Health Department or a licensed professional engineer retained by the applicant that the existing on-site water supply and sanitary sewage facilities are sufficient to accommodate the additional demands of the catering facilities on the residential parcel such use is proposed.

[10] Other permitting or licensing requirements of State, local or federal laws rules or regulations shall be satisfied.

[11] Accessory uses to the catering facility development shall be limited to the following:

[a] Meeting rooms.

[b] Restaurant and dining facilities serving exclusively guests during events.

[12] Screening shall be provided by intervening landform and/or vegetation to reduce visual and other impact on neighboring residential properties in the reasonable discretion of the Planning Board.

[13] Notwithstanding any other provision of this chapter, parking requirements shall be at least one space per guest room plus either [a] one space for each 150 square feet of service area accessible to customers or [b] one space per 200 square feet of gross floor area, whichever is greater, provided however that the Planning Board shall have discretion to require such lesser or additional parking as may reasonably be deemed necessary where based upon a traffic study certified by a qualified professional and reviewed by the Town Engineer or Planner, and the Planning Board may approve land banked parking. Land banked parking of up to 25% of the parking which would otherwise be required where:

(1) Sufficient evidence has been provided by the applicant that supports the reduced parking needs.

(2) The area proposed for land banking of parking spaces is an area suitable for parking at a future time.

(3) The land banked area cannot be used for any other use and must be part of the same zoning lot and all under the same ownership.

(4) As part of the site plan review process, the applicant shall show the area to be banked on the site plan and marked as "Land Banked Future Parking."

(5) The Zoning Administrator or Building Inspector shall have the right to inspect the usage of the property from time to time during its operation to determine in their reasonable discretion whether all or any portion of the land banked parking area should be constructed as parking spaces.

[14] Outdoor Use and Occupancy.

[a] Any outdoor activities at a catering facility allowed under this section shall be held only on patio or terrace areas connected to the physical plant and approved as part of the site plan review and must comply with all setback and buffer requirements herein.

[b] Outdoor activities shall not be operated prior to 10 a.m. or later than 10 p.m., and in no event may amplified sound be used in any outdoor patio or terrace at any time. Indoor activities may be not be operated prior to 10 a.m. or later than midnight but indoor amplified sound must be controlled such that no noise is heard on adjacent properties prior to 10 a.m. or after 10 p.m.

[c] Operating Permits to commercial ventures. Any outdoor use shall require an operating permit pursuant to the New York State Building Code.

[d] The Design Standards set forth in the provisions of § 210-24 and §210-64 of this Chapter shall apply to the patio or terrace areas just as they shall to the buildings and interior spaces.

[e] Operations authorized and approved pursuant to these 256(E)17) shall not conflict with any provisions of the Agriculture & Markets Law pertaining to on-farm wineries, cideries, distilleries, or breweries.

[15] The Planning Board may require a noise analysis. Subsequent to special use permit approval, the Town is authorized to conduct field-testing to verify noise levels, or the Town may require the property owner to hire an acoustical consultant to conduct field-testing for submittal to the Town Building Department as part of their inspection requirements.

[16] The Planning Board may require a lighting plan. All outdoor lighting associated with the special event shall be:

[a] turned off after closing except as minimally required for safety purposes.

[b] located, fully shielded, and directed such that no direct light falls outside the property line, or into the public right-of-way.

[17] Signage.

[a] Only one freestanding sign up to 24 square feet is permitted per facility, which shall be located at the primary ingress to the property. Internal directional signs are permitted which shall not exceed 8 square feet.

[b] No sign shall be internally illuminated or electronic but may be indirectly illuminated, unless required by state law or code.

[c] Temporary directional signage is allowed during event activities for parking and traffic flow as well as any required by the Planning Board for safety measures along access roads.

Section 4. If any of this section of this local law shall be held unconstitutional, invalid, or ineffective, in whole or in part, such determination shall not be deemed to affect, impair, or invalidate the remainder of this law.

Section 5. Pursuant to Section 22 of the Municipal Home Rule Law, this local law shall modify and supersede any provisions of state statute which are inconsistent with the terms of this local law.

Section 6. This local law shall be effective upon filing with the Secretary of State.

**TOWN OF UNION VALE TOWN BOARD RESOLUTION NO. 32-2024:
AUTHORIZING PURCHASE OF CONSTABLE/BUILDING
DEPARTMENT REPLACEMENT VEHICLE**

The following Resolution was offered by Councilman Cartalemi and seconded by Councilman Welsh:

WHEREAS, the Town Board of the Town of Union Vale determined that the Constable vehicle needs to be replaced based upon its age, condition, and recurring need for repairs; and

WHEREAS, the Town Board considered possible replacement vehicles and decided to seek a Model F150 4x4 crew cab short bed with a V6 engine with additional specifications; and

WHEREAS, the Town Board issued a bid request through NYSOGS to nearly 20 qualified dealers and 4 proposals were received; and

WHEREAS, the Town Board approved a motion accepting one of the proposals and authorizing a purchase at a meeting held on November 6, 2024 with the intention that a formal written Resolution would follow; and

WHEREAS, this document constitutes that formal written Resolution; and

WHEREAS, this action is a Type II action for SEQRA purposes;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Union Vale hereby ratifies the action taken by motion at the November 6, 2024 meeting and confirms the authorization for the purchase of a 2025 Ford F-150 4x4 Supercrew pursuant to the bid response submitted by Nielsen Ford in the sum of \$43,346.59, with payment being made from budget line 3620.2, or any other appropriate budget line; and

BE IT FURTHER RESOLVED that the Supervisor and bookkeeper are authorized to execute any documents and take any actions reasonably necessary to pay the sum due and obtain the said vehicle.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Councilman Cartalemi	Aye
Councilman Durland	Aye
Councilman McGivney	Aye
Councilman Welsh	Aye
Supervisor Frazier	Aye

DATED: Union Vale, New York
November 20, 2024


Andrea Casey, Town Clerk