

## **UNION VALE TOWN BOARD MEETING OCTOBER 2, 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**

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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 July 3, 2024 Meeting minutes which was seconded by Councilman Cartalemi and all were unanimously in favor.

### **Supervisors Report**

- Working on the budget, thanks Thank Sarah Cross, our Accountant, for working on the budget and helping to prepare it.

### **Board Member Reports**

*Councilman Welsh* – reviewing the 2025 budget

*Councilman Cartalemi*- reviewing the 2025 budget

*Councilman Durland* – reviewing the 2025 budget

*Councilman McGivney*- reviewing the 2025 budget

**Town Clerk Report** Clerk Casey reminded the residents that school tax payments are paid directly to the district.

### **Recreation, submitted by Recreation Director Maggie Collins**

Next Friday we will host our annual TGTT Halloween Party for the local school district's half day. Students K-5th can join us at Tymor Park for pumpkin painting, Halloween themed games, and costumes are highly encouraged. More information on bus transportation from ASCD schools and registration can be found on the Parks and Recreation website. On October 18th we will host our annual Halloween Movie night. Patrons can enjoy this free event and start off the Fall season watching a spooky themed movie in the park after the sun is down. There will be a food truck serving food and drinks before and during the movie, and we encourage visitors to bring chairs or a blanket to sit on. On Monday October 28th from 3:30PM - 5PM the Beekman Pharmacy will be providing a vaccine clinic in our Large Hall within the main Park building to provide access to annual flu shots, shingles, RSV, and other vaccines. Walk-ins are welcome; you must have a valid form of ID and Medicare/Insurance cards. For more information you may call the Beekman Pharmacy or visit our social media page. We are planning to host another Adult Paint and Sip program around early to mid-November. Once we have that scheduled we will post it on our social media and Parks and Recreation website.

### **Parks Report October 2, 2024 Submitted by Vincent Germano**

- The equestrian center held its last event of the year this past Sunday and the porta potty will be getting picked up later in the month.
- We have been working hard to clear trails that are blocked by fallen trees or that are overgrown, and clearing along both sides of the stream.
- The pool has been covered and winterized for the season. We will be doing some small repairs in the off season.
- We have been doing some needed maintenance on our equipment and reorganizing our maintenance shop now that the grass has started to slow down for the year.
- Our new truck has returned from the dealership after it starting having problems with the theft deterrent system, it was still under warranty so it was taken care of and we are very grateful to have it back.

### **Library Report**

Presented by Library Trustee, Mike McPartland:

Thanks to the Supervisor & Town Council for your consideration of 2025 budget. Like last year we're run rating to finish the year below budget we're about 40% below right now and we expect

to finish the year in approximately the same position um so we very much appreciate the support and pledge to work in close partnership at the town as we advance. We have hired a new library manager we're very excited to see him start. His name is Greg Belvidere who is our prospective hire is graduated Binghamton University with a BA in English he was a four-year deans candidate list on the dean candidate list and holds a master's degree from CW Post in library science. We're eager to continue the accomplishments achieved the date including receiving the New York State Charter. We have met with the Mid-Hudson Library System Executive Director who was made aware of the well we've been made aware of the requirements for membership we're comfortable that we qualify for all of them. we've been told that membership for the for libraries participating is about \$10,000 a year which is well within budget. Lastly, I wouldn't be able to talk about the new library manager without at least giving a great note of thanks to Karen Foley for the work that she did she stepped in at a very critical time. Her dedication to advancing our efforts is very much appreciated we wouldn't be so well positioned without it.

**Public Comments Agenda Items- None**

**Budget 2025**

Supervisor Frazier noted it was filed with the Town Clerk on September 30<sup>th</sup>. He noted the 0% tax increase at this time and feels they have covered the Town's needs. There will also be a public hearing for public comments

Councilman Welsh inquired about the sales tax huge increase with 2024 at \$300,000.00. For 2025 we are estimating \$450,000.00 revenue. Supervisor Frazier noted that year to date we are beyond that but will look into it for further explanation.

Councilman Cartalemi questioned the increases in personnel services some are 2-3% others are various numbers and wanted to know the reason. Supervisor Frazier offered if he had specific questions they could go over them individually, overall a few employees are working in job titles hey weren't properly being compensated for which account for the higher increases. There is a 3% increase for employees and a 2% for elected officials. Councilman Welsh inquired about the 37% increase for the Constables and Cartalemi noted the 17% increase for Justices and 23% for the Court Clerk. Supervisor Frazier noted that these had not been increased in several years whereas Councilman Cartalemi felt the Court loses money. He also noted the Library budget is lower than anticipated for what was promised in the Charter. Some members of the town board thought it has to be \$50.00 per user per the Charter. Supervisor Frazier noted that if it was at the library's requested amount it would increase the budget 14%. There was further discussion on what the library budget should be and the increases in other areas such as for healthcare and needing to add more to highway expenses. There was also further discussion on the amount of public hearings

**Motion for Budget Public Hearing**

Supervisor Frazier Motion for budget public hearing on November 6<sup>th</sup> which was seconded by Councilman Welsh.

Roll Call: Councilman Cartalemi- Aye  
Councilman Welsh- Aye  
Supervisor Frazier- Aye  
Councilman McGivney- Aye  
Councilman Durland- Aye

**Library Manager Position**

Greg Belvidere has applied Supervisor Frazier had concerns about filling this position without a CO and with the upcoming referendum. Councilman Cartalemi, Welsh and Durland agreed they are chartered and do have budget for this position and feel it would serve the Town especially in the current situation.

**Motion to Approve Library Manager**

Councilman Cartalemi made a motion to hire the Library Manager which was seconded by Councilman Durland.

Roll Call: Councilman Cartalemi- Aye  
Councilman Welsh- Aye

Supervisor Frazier- Nay  
Councilman McGivney- Nay  
Councilman Durland- Aye

The motion passed with 3 Ayes 2 Nay

### **Discuss Deputy Code Enforcement Officer**

Supervisor Frazier stated anticipating retiring at the end of 2025 proposed deputy CEO for a smooth transition going forward, with projected income from upcoming projects the cost would be a part time position for 3 days at \$53,000. Everyone agreed this would be an ideal situation to cover the town, the Supervisor will look into any civil service requirements and a resolution will be prepared.

### **Discuss replacing Constable/Code Enforcement vehicle**

The 2015 constable/ building dept vehicle will need to be replaced in the near future, both depts prefer a 4-door pickup truck around \$50,000 msrp and hopeful for less on state bid. There was further discussion on other replacement and revenue to cover this purchase. Councilman Cartalemi offered that other auctions may be a good avenue as well.

### **Town Hall server (obsolete)**

Our new IT consultant has been reviewing the equipment and the server is outdated and obsolete. The \$11,000 is the estimated cost of replacement and firewall and this can be pulled from the budget. Everyone agreed this is a critical element and needs to be done sooner than later.

### **Motion to Replace Server**

Supervisor Frazier made a motion to replace the server with proper equipment in the estimated cost of \$11,000, seconded by Councilman Welsh and all were unanimously in favor.

### **Town Reassessment**

Supervisor Frazier spoke about this topic last meeting and wanted to introduced the topic of having a town wide reassessment. He learned from the tax assessor that a home here in Town recently sold um for \$1.2 million but was assessed at \$350,000. Based on this it is more evidence to support the need for having this performed.

### **RD10 Code Change**

Councilman Cartalemi noted they got good feedback from George Kolb and ironed out all the issues.

Introduction for Public hearing Local Law 2 of 2024 topic change RD10 zone code. This is posted on the Town Website. (See Resolutions #2024-30)

### **Public Comment on Town Issues**

Erna Puletz, Hynes Road, spoke about the library, the concerns are the room, the space is not being shared fairly. They are worried their space is being taken over and the only space there is room for is for eating and playing games

Jean Hildebrand, Jordan Court, lived here for 39 years, upset about the space being taken over she was under the impression that half the room was to be used she feels the added items and equipment is creating a hazard and inhibiting their events. She would like more support from the town board.

Jean Moore, Darren road, lives here 50 years disappointed hearing the space is being taken away from full use for the seniors and with any steps to increase the taxes. She has major concerns about the spending for the library vs paying.

Cynthia Anne Mercier, Verbank village, appreciates the community and old-world skills that are valued in this group. She mentioned the highly educated librarian and is concerned about the salary of this new individual and would like to know this amount. The two issues are the seniors and the library and the management. She had concerns about the egress and fire hazard, all 30 cannot fit, drain on revenue for rentals and events.

Mike McPartland, apologizes for the need for this meeting, is happy to sit and talk to the seniors and the recreation director to come up with a solution. Asks that all issues be brought forth

**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**

October 16<sup>th</sup> at 7:30 and public hearing at 7:00 PM

**Motion to Adjourn** At 8:21 PM Councilman Welsh made a motion to adjourn the meeting which was seconded by Councilman McGivney and all were unanimously in favor.

Respectfully Submitted,

A handwritten signature in black ink that reads "Andrea Casey". The signature is written in a cursive, flowing style.

Andrea Casey, Town Clerk

## **RESOLUTION OF 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”, 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**, by State Law the Dutchess County Department of Planning and Development has thirty (30) days to review and comment on proposed Zoning Law changes (General Municipal Law §239-m), and by Town Code a referral is required to the Town of Union Vale Planning Board §210-83(A); and

**WHEREAS**, an action to amend the Town Zoning Code is a Type I Action under the New York State Environmental Quality Review Act (SEQRA), and

**WHEREAS**, that because only the Town Board can consider and adopt changes to the Town Code, that it is the only involved agency, and the Board deems it appropriate and proper that it is the Lead Agency for purposes of coordinating the environmental review of this matter pursuant to Article 8 of the Environmental Conservation Law,

### ***NOW THEREFORE BE IT RESOLVED,***

1. That a public hearing be held on October 16, 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 October 16, 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”.

3. Copies of the aforesaid 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](http://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](http://www.unionvaleny.us)). The Zoom invite for this public hearing is: <https://us02web.zoom.us/j/81850171331?pwd=yUMT3qutapaGATglqCmWS7V13wGaI> **D.1** Meeting ID: 818 5017 1331 with Passcode: 893961. The invite for participating on Zoom will also be posted on the Town of Union Vale website [www.unionvale.ny.us](http://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](mailto: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](mailto: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**

**October 2, 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 Supervisor Frazier, seconded by Councilman Cartalemi, and adopted at the special meeting of the Town Board, held on October 2, 2024.

  
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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**

**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."

**Section 2.** Section 210-3 District Schedule of Use Regulations/Residential Districts is amended as follows [deletions are ~~stricken~~ and additions are underscored]:

**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
	RD 10	RD 5	RD 3	RD 1.5	H	
Catering Facility	<u>SP*</u>	X	X	X	X	<u>210-56(E)(17)</u>
Conference Center	<u>X</u> <del>SP*</del>	SP *	SP *	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, stonewalls, 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 shall be available for periods of not more than four consecutive calendar days must be provided as part of the catering facilities for the use and benefit of participants in events at the catering facility. The maximum number of guest rooms in the aggregate shall not exceed 10. The guest rooms may be provided in individual or attached structures and may be attached or unattached to the catering facilities.

[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

[a] One space per guest room plus

[b] Either one space for each 150 square feet of retail/service area accessible to customers or one space per 200 square feet of gross floor area, whichever is greater, provided however

[c] The Planning Board shall have discretion to require such additional parking as may reasonably be deemed necessary and may approve land banked parking.

[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 later than 10 p.m., and in no event may amplified sound be used in any outdoor patio or terrace at any time.

[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 of this Chapter shall apply to the patio or terrace areas just as they shall to the buildings and interior spaces.

**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.