

UNION VALE TOWN BOARD MEETING APRIL 16, 2025

249 DUNCAN ROAD, UNION VALE, NEW YORK

UNION VALE TOWN HALL 7:30 PM

PRESENT: Supervisor Steve Frazier

Town Council: Kevin Harrington, Kevin Durland, Kevin McGivney, John Welsh

Town Clerk: Andrea Casey

Highway Superintendent: Ed Kading

Town Attorney: Ian Lindars

Supervisor Frazier opened the meeting with a Salute to the Flag and a moment of silence for Joann Griffin, long time resident and 22 years of service with Union Vale Fire Department as well as Beekman Fire Department.

Approve Minutes- March 19th meeting minutes tabled until May 7th

Supervisor Report

- Supervisor asked for an agenda change to remove UVFD and add Equestrian Report, motioned by Councilman Welsh, seconded by Councilman McGivney.
- Supervisor Frazier asked to add “Recycling Manager” & “Personnel Assistant” Resolutions to the Agenda, motioned by Councilman Welsh & seconded by Councilman McGivney.
- Finance Report: General Checking: \$1,619,086.00 MSC Receipts: \$20,034.00, General MM: \$68,688.00 General NYCLASS: \$2,677,792.00, General NYCLASS-Reserve: \$5,044.00 General NYCLASS-ARPA \$846.00 Total \$4,391,490.00
- Highway Checking: \$786,919.00, Highway MM: \$18,989.00, Highway NYCLASS: \$71,849.00, Highway New Acct for W. Clove Mtn Bridge: \$594,979.00, NYCLASS-Reserve \$176,725.00, total \$1,649,461.00 **Grand Total: \$6,040,951.00**
- March net income in favorable by \$177,000.00 vs the budget due to higher revenue and expense timing. YTD Revenue is up \$27,000.00 from summer camp, facility rentals, pool passes, and \$38,000.00 above what was anticipated. Year to date expense are \$150,000.00 favorable to the budget.
- Dutchess County will be closing Oak Summit Road for a bridge repair near Camby in early Spring, estimated 3-4-month closure.
- All Towns population 1,500 and above are required to have a .gov URL, and this has been requested and will be implemented with the new web team.

Board Member Reports

Councilman Welsh- Has been reviewing agenda topics, with focus on RD10 and W. Clove Mtn Bridge engineering.

Councilman Harrington – working with Peter Poltrack at the Recycling Center on equipment upgrades, and more to report later.

Councilman McGivney- working with the Planning Board on the Highway Dept lot line revision in anticipation of the salt shed replacement.

Councilman Durland- has had many calls from unhappy residents on the RD10 zoning change and has been reviewing other agenda items.

Town Clerk Report

Clerk Casey reminded residents of the “Orange Bag Campaign” scheduled for Saturday, April 26th at 10:00am. Orange bags are available for pick up at Town Hall as well. Reminder for Town residents

Highway Report

Superintendent Kading and his team have been performing maintenance on the trucks, sweeping the roads of excess salt. The corrected a drainage issue on Highview Road and day to day filling potholes. He also asked for an update with abandoning certain town roads.

Recreation Report, submitted by Maggie Collins, Recreation Director

Huge thank you to all of the volunteers that came to help stuff thousands of eggs for the upcoming Egg Hunts for All event. Our team appreciates all of your help preparing for this fun day. While this Saturday’s weather prediction looks rainy, our Egg Hunts for All event is rain or shine. Emails with specific details on parking and timing of all the egg hunts will be sent out to

the email used to register on the Parks and Recreation website. Please reach out to the Park Office for any questions about the event. We look forward to seeing everyone there. We will be hosting a Red Cross Lifeguard certification course in early June. This is a multi-day course and those registered must attend all dates in order to complete the course. This certification includes a CPR and First Aid certification. Additional requirements, timing, and registration can be found on the Parks and Recreation website.

Park Report, submitted by Park Manager, Vincent Germano

- Warmer weather the grass has started to grow, with that comes mowing and trimming.
- The heavy winds have taken down some branches around the park and on the trails that we have been cleaning up.
- The outdoor bathrooms by the pool are open for the season, the outdoor bathrooms by the parking lot and at Godfrey Park will be open in the coming weeks.
- We are preparing for the Easter Egg Hunt this Saturday.
- We have started preparing the soccer fields for their season that starts this weekend.
- The equestrian center will have its first event of the year next weekend on April 27th, so we will start preparing the equestrian center for them over the next few weeks.
- On April 26th we have members of the Leadership Development Program of the Dutchess County Regional Chamber of Commerce coming to volunteer at the park and undertake some painting projects.

Animal Control Report- No report

Equestrian Report, presented by Director, Loretta Ryan

Mrs. Ryan noted that this is the 30th anniversary of the horse-pull Saturday June 7th beginning at 11:00am last year was the largest, this is due to the generosity of the sponsors. They are still accepting any sponsorships. Schedule of events can be found on the Town Website All are welcome to assist and volunteer. UVFD will be selling concession items on April 27th.

Public Comment on Agenda Items- None

Part-Time Employee Vacation Benefits

There was a discrepancy in policy, there was discussion about increasing their benefits for retention and the board agreed to add language for revision.

Deputy Clerk/ Land Use Secretary

The current Deputy Clerk/ Land Use employee is leaving the area, and this allows for training in the interim, the resolution will reflect this.

Resolutions (attached)

- Resolution 30 of 2025 Hiring Part-Time Temporary Clerk
- Resolution 31 of 2025 CB 525 West LLC, petitioner in a Tax Certiorari Proceeding
- Resolution 32 of 2025, Ferme Montagne LLC, petitioner in a Tax Certiorari Proceeding
- Resolution of Re-Introduction 33 of 2025 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
- Resolution 34 of 2025 Promoting Solid Waste Attendant to Recycling Supervisor
- Resolution 35 of 2025 Hiring a Personnel Assistant

Constable Vehicle Equipment Fitment

Supervisor Frazier explained he obtained 2 quotes for the lighting for the new truck. He showed the board the comparable quote for Comlinx who is in connection with A-1 Communication who the town is familiar with. The board agreed to move forward with Comlinx as they had more attractive pricing and a good reputation.

Motion for Constable Vehicle Lighting

Councilman Harrington made a motion to move forward with Comlinx which was seconded by Councilman McGivney and all were unanimously in favor.

West Clove Mtn Bridge Replacement

Supervisor Frazier received a proposal from the Town Engineer, the board reviewed it. Attorney Lindars advised to do a formal resolution for the next meeting.

Public Comments on Town Issues

Jean Moore, Darren Road, spoke about the Union Vale Library hours and there is varying information on the hours on each site. She further spoke about the history of residents being asked if they wanted a library summarizing that the overall sentiment was no, aside from the former administrations. She is further dissatisfied with the Town paying for a library lawyer as the plaintiff and defendant and feels it a waste of taxpayer money.

Executive Session Councilman Harrington made a motion at 8:18pm to enter executive session regarding litigation with Town of Union Vale Library Trustees, which was seconded by Councilman Welsh and all were unanimously in favor.

Executive Session Councilman Welsh made a motion at 9:05pm to exit executive session to resume the regular meeting which was seconded by Councilman Harrington and all were unanimously in favor. Supervisor Frazier advised that no decisions were made and no money allocated.

Approve Budget Adjustments, Transfers, Warrants, Pay Bills

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

Next Meeting May 7th 2025 at 7:30pm

Motion to Adjourn At 9:06PM Councilman Harrington 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

**TOWN OF UNION VALE TOWN BOARD
RESOLUTION NO. 30 OF 2025**

RESOLUTION HIRING PART-TIME TEMPORARY CLERK

WHEREAS, the Town of Union Vale has recently created a new position of Temporary Clerk through Dutchess County Civil Service; and

WHEREAS, the position of Temporary Clerk is a part-time position; and

WHEREAS, the Town Board has determined it is necessary and appropriate to fill the newly created position of part-time Temporary Clerk.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The recitations above set forth are incorporated in this Resolution as if fully set forth and adopted herein.
2. The Town Board of the Town of Union Vale hereby hires Cynthia Habinowski to the position of part-time Temporary Clerk.
3. Cynthia Habinowski shall be paid an hourly rate of \$25.88 per hour, 15 hours per week.
4. The Town Board hereby authorizes and directs the Town Supervisor and the Town Bookkeeper to file any and all documentation necessary to effectuate the intent of this Resolution.
5. This Resolution shall take effect immediately.

INTRODUCED Councilman Durland

SECONDED Councilman Welsh

The foregoing resolution was put to a vote which resulted as follows:

Supervisor Frazier	Aye
Councilmember Durland	Aye
Councilmember Harrington	Aye
Councilmember McGivney	Aye
Councilmember Welsh	Aye

Dated: Union Vale, New York
April 16, 2025



ANDREA CASEY, TOWN CLERK

RESOLUTION 31 of 2025
CB 525 West LLC, petitioner in a Tax Certiorari Proceeding

At a regular meeting of the Town Board of the Town of Union Vale, held at Town of Union Vale Town Hall, 249 Duncan Road, Union Vale, New York 12540, on the 2nd day of April 16, 2025, at 7:30 p.m.,

Town Supervisor, Steve Frazier, called the meeting to order, and upon roll call, the following were present:

Councilman Harrington

Councilman Welsh

Councilman McGivney

Councilman Durland

Councilman McGivney, moved the following resolution, seconded by Councilman Harrington, to wit:

WHEREAS, CB 525 West LLC, petitioner in a Tax Certiorari Proceeding brought in 2024 pursuant to Article 7 of the New York Real Property Tax Law, against the Town of Union Vale, the Assessor for the Town of Union Vale and the Town of Union Vale Board of Assessment Review seeking reduction of the assessment of the following properties located in the Town of Union Vale designated by tax identification numbers 135400-6860-00-400970-0000 (Mountain Creek Road) and 135400-6860-00-578898-0000 (Mountain Creek Road), and

WHEREAS, the attorney for petitioner, Corbally, Gartland and Rappleyea, LLP, by Allan B. Rappleyea, Esq., the attorneys for the Arlington Central School District, Shaw, Perelson, May & Lambert LLP, by Ira Levy Esq., and the attorney for the Town of Union

Vale, Cappillino, Rothschild & Egan LLP, by Shane J. Egan, Esq., have entered into a tentative settlement agreement of the Tax Certiorari Proceeding, subject to approval by the Town Board and the School Board, whereby the assessed value of the property would be reduced in accordance with the proposed Consent Judgment, which is annexed hereto and made a part hereof, as follows:

DESCRIPTION (Tax Map No.): 135400-6860-00-400970-0000 (Mountain Creek Road)

<u>Assessment Roll</u>	<u>Original Assessment</u>	<u>Settlement Assessment</u>	<u>Amount of Reduction</u>
2024	\$926,300	578,100	\$348,200

DESCRIPTION (Tax Map No.): 135400-6860-00-578898-0000 (Mountain Creek Road)

<u>Assessment Roll</u>	<u>Original Assessment</u>	<u>Settlement Assessment</u>	<u>Amount of Reduction</u>
2024	\$414,300	\$210,000	\$204,300

WHEREAS, the proposed Consent Judgment containing the full terms of settlement is attached hereto, and

WHEREAS, the Town Assessor for the Town of Union Vale has reviewed and consented to the terms of this settlement, and

WHEREAS, the Town Board must approve said settlement by resolution, and

WHEREAS, the Town Board now wishes to approve said settlement.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Union Vale hereby authorizes the attorney for the Town of Union Vale, Shane J. Egan, Esq., to enter into a settlement agreement with the attorney for petitioner, Allan B. Rappleyea, Esq, and the attorney for the Arlington Central School District, Ira Levy Esq.

the terms of which are set forth in the attached Consent Judgment and hereby authorizes the attorney for the Town of Union Vale, Shane J. Egan, Esq., to sign said Consent Judgment on behalf of the Town of Union Vale.

Upon Roll Call the vote was as follows:

Steve Frazier, Town Supervisor voting	Aye
Kevin Harrington, Councilman voting	Aye
Kevin McGivney, Councilman voting	Aye
Kevin Durland Councilman voting	Aye
John Welsh, Councilman voting	Aye

The resolution was thereupon declared duly adopted.

IN WITNESS WHEREOF, I affix the seal of the Town of Union Vale as the Clerk thereof, this 16th day of April, 2025.

TOWN OF UNION VALE, NEW YORK


By: Andrea Casey, Town Clerk

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 McGivney seconded by Councilman Harrington and adopted at the meeting of the Town Board, held on April 16, 2025.


Andrea Casey, Town Clerk

RESOLUTION 32 of 2025
Ferme Montagne LLC, petitioner in a Tax Certiorari Proceeding

At a regular meeting of the Town Board of the Town of Union Vale, held at Town of Union Vale Town Hall, 249 Duncan Road, LaGrangeville, New York 12540, on the 16th day of April, 2025, at 7:30 p.m.,

Town Supervisor, Steve Frazier, called the meeting to order, and upon roll call, the following were present:

Councilman Harrington

Councilman Welsh

Councilman McGivney

Councilman Durland

Supervisor Frazier moved the following resolution, seconded by Councilman Welsh, to wit:

WHEREAS, Ferme Montagne LLC, petitioner in a Tax Certiorari Proceeding brought in 2024 pursuant to Article 7 of the New York Real Property Tax Law, against the Town of Union Vale, the Assessor for the Town of Union Vale and the Town of Union Vale Board of Assessment Review seeking reduction of the assessment of the following properties located in the Town of Union Vale designated by tax identification numbers: (1) 6961-00-021987-0000 (Mack Rd Rear); (2) 6961-00-037733-0000 (Mack Rd Rear); (3) 6961-00-012637-0000 (Mack Rd); (4) 6861-00-882490-0000 (255 Mack Rd); (5) 6861-00-979495-0000 (287 Mack Rd); (6) 6861-00-819245-0000 (296 Mack Rd); (7) 6861-00-957285-0000 (297 Mack Rd); (8) 6961-00-065284-0000 (Mack Rd Rear); (9) 6860-00-889963-0000 (Mack Rd); (10) 6960-00-001999-0000 (Quinlan Rd);

(11) 6960-00-104980-0000 (Quinlan Rd Rear); and (12) 6960-00-001765-0000 (Quinlan Rd), and

WHEREAS, the attorney for petitioner, Corbally, Gartland and Rappleyea, LLP, by Allan B. Rappleyea, Esq., the attorneys for the Arlington Central School District, Shaw, Perelson, May & Lambert LLP, by Ira Levy Esq., and the attorney for the Town of Union Vale, Cappillino, Rothschild & Egan LLP, by Shane J. Egan, Esq., have entered into a tentative settlement agreement of the Tax Certiorari Proceeding, subject to approval by the Town Board and the School Board, whereby the assessed values of the properties would be reduced in accordance with Schedule A to the proposed Consent Judgment, which is annexed hereto and made a part hereof.

WHEREAS, the proposed Consent Judgment containing the full terms of settlement is attached hereto, and

WHEREAS, the Town Assessor for the Town of Union Vale has reviewed and consented to the terms of this settlement, and

WHEREAS, the Town Board must approve said settlement by resolution, and

WHEREAS, the Town Board now wishes to approve said settlement.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Union Vale hereby authorizes the attorney for the Town of Union Vale, Shane J. Egan, Esq., to enter into a settlement agreement with the attorney for petitioner, Allan B. Rappleyea, Esq., and the attorney for the Arlington Central School District, Ira Levy Esq. the terms of which are set forth in the attached Consent Judgment and hereby authorizes the attorney for the Town of Union Vale, Shane J. Egan, Esq., to sign said Consent Judgment on behalf of the Town of Union Vale.

Upon Roll Call the vote was as follows:

Steve Frazier, Town Supervisor voting	Aye
Kevin Harrington, Councilman voting	Aye
Kevin McGivney, Councilman voting	Aye
Kevin Durland Councilman voting	Aye
John Welsh, Councilman voting	Aye

The resolution was thereupon declared duly adopted.

IN WITNESS WHEREOF, I affix the seal of the Town of Union Vale as the Clerk thereof, this 16th day of April, 2025.

TOWN OF UNION VALE, NEW YORK

Andrea Casey

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 Welsh and adopted at the meeting of the Town Board, held on April 16, 2025.

Andrea Casey
Andrea Casey, Town Clerk

RESOLUTION OF RE-INTRODUCTION 33 of 2025

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

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 were reflected in and incorporated into a redrafted Local Law (“First Revised Proposed Local Law”); and

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

WHEREAS, a public hearing on the First Revised Local law was held on December 4, 2024 at which all wishing to be heard were heard, and comments were made by the public to which the Town Board wished to be responsive resulting in a second revision to the proposed local law, which is attached hereto (“Second 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 First Revised Proposed 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 May 21, 2025 at the Union Vale Town Hall in relation to the adoption of the Second Revised Proposed Local Law, 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 May 21, 2025 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/89010555759?pwd=yhEIX6C0aa2hI8umBH9YkLaO3N65Pk.1>

Meeting ID: 890 1055 5759 with Passcode: 536782

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. A revised EAF reflecting the Second Revised proposed Local Law has been prepared and submitted, and 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, the Town Clerk of the Towns of Beekman, Lagrange, Washington and Dover, 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
April 16, 2025

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

Councilman Durland	Nay
Councilman Harrington	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 Welsh, seconded by Councilman Harrington, and adopted at the board meeting of the Town Board, held on April 16, 2025.



Andrea Casey, Town Clerk

LOCAL LAW NO. 1 OF 2025 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; _____ - __-2024 by L.L. No. __-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	R D 5	R D 3	R D 1. 5	H	
Catering Facility	SP *	X	X	X	X	210- 56(E)(17)

Conferenc e Center	SP * <u>X</u>	SP *	SP *	X	X	210-53(E)(4)
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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 75 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] Noise/sound. Proposed catering facilities must demonstrate compliance with the noise performance standards as outlined in §210-24(A). The Planning Board may require additional 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.

[a] The Planning Board may specify additional restrictions or conditions it deems appropriate relating to the use of amplified sound in order to reduce noise from traveling beyond the event area, including, but not limited to, prohibiting amplified sounds emanating from tents, pavilions, structures with open doors or windows, and other open or non-enclosed structures.

[b] The Planning Board may specify permitted locations, required setbacks, and additional noise attenuation measures to regulate all sources of amplified sound, including but not limited to music and performances. Fireworks, firecrackers or other artificially generated loud noises are not permitted unless approved by the Town Board and a temporary permit is issued for the event in accordance with §210-45.

[16] Lighting. Proposed catering facilities must demonstrate compliance with the glare and heat performance standards as outlined in §210-24(D). The Planning Board may require a lighting plan. All outdoor lighting associated with the facility 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. Light trespass across any property line shall not be in excess of 0.4 footcandle

[c] The maximum height for an outdoor light fixture, as measured from the finished

grade to the top of the fixture, shall be no greater than 20 feet.

[d] Outdoor light fixtures installed above 15 feet in height shall have a manufacturer's maximum output rating of no greater than 400 lumens.

[e] The maximum allowable correlated color temperature (CCT) for outdoor Luminaires is 3000 K.

[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. 34 OF 2025**

**RESOLUTION PROMOTING SOLID WASTE ATTENDANT TO RECYCLING
SUPERVISOR**

WHEREAS, Peter Poltrack has been employed in the Town of Union Vale Recycling Center as a Solid Waste Attendant; and

WHEREAS, the position of Recycling Supervisor is currently vacant; and

WHEREAS, Peter Poltrack has assumed some of the duties of a Recycling Supervisor and is qualified for the position; and

WHEREAS, the Town Board of the Town of Union Vale is desirous of promoting Peter Poltrack to the position of Recycling Supervisor; and

WHEREAS, the position of Recycling Supervisor is a full-time non-competitive position pursuant to the Rules for the Classified Civil Service of Dutchess County.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The recitations above set forth are incorporated in this Resolution as if fully set forth and adopted herein.
2. The Town Board of the Town of Union Vale hereby promotes Peter Poltrack to the position of Recycling Supervisor, retroactive to March 1, 2025.
3. Peter Poltrack shall be paid an hourly rate of \$24.37 per hour, at a maximum of 40 hours per week.
4. The Town Board hereby authorizes and directs the Town Supervisor and the Town Bookkeeper to file any and all documentation necessary to effectuate the intent of this Resolution.
5. This Resolution shall take effect immediately.

INTRODUCED: Councilman Harrington

SECONDED: Councilman Welsh

The foregoing resolution was put to a vote which resulted as follows:

Supervisor Frazier	Aye
Councilmember Durland	Aye
Councilmember Harrington	Aye
Councilmember McGivney	Aye
Councilmember Welsh	Aye

Dated: Union Vale, New York
April 16, 2025



ANDREA CASEY, TOWN CLERK

Ayes 5

Nays 0

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 Harrington seconded by Councilman Welsh and adopted at the meeting of the Town Board, held on April 16, 2025.



Andrea Casey, Town Clerk

**TOWN OF UNION VALE TOWN BOARD
RESOLUTION NO. 35 OF 2025**

RESOLUTION HIRING PERSONNEL ASSISTANT

WHEREAS, the Town of Union Vale has recently created a new position of Personnel Assistant, which is a competitive position; and

WHEREAS, the Town Board has determined it is necessary and appropriate to fill the newly created position of Personnel Assistant.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The recitations above set forth are incorporated in this Resolution as if fully set forth and adopted herein.
2. The Town Board of the Town of Union Vale hereby hires Laura Sumner to the position of Personnel Assistant, which position is contingent upon Laura taking and successfully passing the first available Civil Service Exam for that position.
3. Laura Sumner shall be paid an hourly rate of \$29.00 per hour.
4. The Town Board hereby authorizes and directs the Town Supervisor and the Town Bookkeeper to file any and all documentation necessary to effectuate the intent of this Resolution.
5. This Resolution shall take effect immediately.

INTRODUCED Councilman Durland

SECONDED Councilman Harrington

The foregoing resolution was put to a vote which resulted as follows:

Supervisor Frazier	Aye
Councilmember Durland	Aye
Councilmember Harrington	Aye
Councilmember McGivney	Aye
Councilmember Welsh	Aye

Dated: Union Vale, New York
April 16, 2025



ANDREA CASEY, TOWN CLERK