

**UNION VALE TOWN BOARD MEETING AUGUST 15, 2019 TOWN HALL  
SOLAR PROJECT  
249 DUNCAN ROAD LAGRANGEVILLE, NY 7:30PM**

**PRESENT: Supervisor Maas**

**Council: Steven Frazier, Corrina Kelley, John Welsh & David McMorris (late arrival)**

**Town Clerk: Andrea Casey**

**Town Attorney: Jeffery Battistoni**

**Others Present: Wendy DeWolf, East Light Partners, Thomas Harvey, CPL, George Kolb, Union Vale Code Enforcement Officer**

Wendy DeWolf, of East Light Partners, spoke about the solar project and summarized the timeline to date. She also answered questions from the audience regarding the flow of electricity with Central Hudson, questions regarding safety and maintenance of the field inside the fenced area. She also explained the community solar subscription and the discounts associated with it.

**PUBLIC COMMENT**

*Elfriede Tillman*- Asked who provides the maintenance to the grounds of the solar fields. Wendy DeWolf stated that East Light Partners contracts with a vendor who will provide this service. She also inquired if a car were to hit the solar panel, what would happen. Wendy DeWolf explained that first, they would travel the 80-foot set back, then the car would have to penetrate the planting and the fencing, and then the panels are situated a few feet back from there. If a car were to impact it, there are no chemicals or other hazardous issues of that nature. Electricity issues would impact exactly where the panel was damaged and how much damage however the panels themselves are low voltage. Councilman Welsh stated that the fire and rescue have had training on dealing with these situations. East Light does carry insurance to cover these and other issues.

*Jane Geisler* asked about who specifically does the mowing. Wendy DeWolf replied that a vendor has not yet been decided but they will be paying for the contracted vendor when the time arises. Jane also inquired about their other nearest project. Ms. DeWolf stated that they have a few under construction in Fishkill and Saugerties. Jane Geisler wondered if Central Hudson was Cooperating and Mrs. DeWolf said yes, there is a process in which they work together. Ms. Geisler remarked that this was very exciting news.

There were no further comments or questions however there will be another discussion on September 19, 2019. The public hearing was closed at 7:21pm.

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**Others Present: Jake Gosnell, Park Manager**

**Supervisors Report**

Supervisor Maas spoke about the cash flow statement and stated the Town is on target. She also spoke about the new intersection and the varied opinions and comments. She explained that it was changed for safety purposes. She also spoke about the recently approved audit on Union Vale's payroll for 4 years ending in 2017. She gave a synopsis of their findings and assured the residents all the items have been corrected thus far with the majority of the corrections being accomplished by hiring the payroll vendor Paychex. Sullivan Data was also hired as another correction to the prior audit. NYMIR also did a surprise risk assessment, all seemed to check out as they did not call with any issues. There was also discussion on Millbrook Central School district bus being able to drop off students at Tymor for the 'After School Program'. Unfortunately, the contract does not allow transportation outside of the school district but the Millbrook School District is eager to work out a solution. Supervisor Maas and Councilman Welsh had a meeting with Mary Kay Verba of Dutchess County Tourism and Ron Hicks of Economic Development for Dutchess County do a park walk through to help generate ideas. Supervisor Maas also noted that Town Board members have been emailed all financial

documents including abstracts, escrow report, cash flow and deposit detail for the General and Highway Fund.

**Recreation Report:** Jake Gosnell, Park Manager, spoke about the communication efforts of coordinating summer camp and noted it was open and excellent which has made managing summer camp very smooth. He also spoke about the drastic drop in refunds going from \$9,300 to \$1,900. The first full moon hike is tonight. Jake will lead the hikers around the moonlit Furnace Pond and also promoted the other upcoming hikes which are on the calendar. Oktoberfest is scheduled for Sunday, September 22<sup>nd</sup> and there will be all the fun from last year and a few more additions to enhance the day.

### **Board Member Reports**

Councilman Frazier did not have any updates at this time.

Councilman McMorris spoke about the CAC projects with special regard to the creation of blue bird boxes for Tymor park in addition they will hold lectures for all to attend.

Councilwoman Kelley did not have any new information to report on.

Councilman Welsh spoke about the Tymor projects and looks forward to the Solar project kicking off.

### **PUBLIC COMMENTS ON AGENDA ITEMS**

Jane Geisler asked about getting more town announcements on channel 22 and at the senior center. She would also like a circle placed at the intersection of S. Parlman, Rt 55, East Noxon, Bruzgul as there is much confusion and suggestion. Supervisor Maas offered that this could be taken up to the State as they are the highest authority for that intersection.

**Homeland Towers Update:** Supervisor Maas summarized the timeline to date. The Town has gone through all the motions and are waiting on Albany and all of the sudden, the Town of Beekman Town Board voiced concerns about the project. Therefore, the vote was put on hold and the Towns were asked to work through the issues before they move forward. The Beekman Town Supervisor has chosen not to accept/ schedule any meetings and also will be filing an Article 78 against the Town of Union Vale which was conveyed to Supervisor Maas and Attorney Battistoni from the Beekman Supervisor as well as Beekman Town Attorney. Discussion on this topic ensued.

**Furnace Pond Dam:** The Dam Engineers are  $\frac{3}{4}$  of the way through their report and will also be meeting with DEC in Albany, free of charge, so that the report is accepted by DEC.

**Speeding in Union Vale:** Councilman Welsh mentioned the only two ways to remedy the situation is remind people to slow down as well as enforce it. Supervisor Maas said after the bridge detour is removed there will be extra enforcement to ensure safer roads.

**Dog Contract:** The newly proposed contract puts the town in the middle of monetary collections for dog housing fees and is not advantageous for the Town. The Board has been asked to review the contract and SPCA will have a conference call for further discussion. They did comment in an email they would be flexible to reverting to the old fee collection method.

Supervisor Maas spoke about the budget process and explained the series of meetings and public hearings that the public is welcomed to attend. It will be posted on the website for public attendance.

Councilman Frazier spoke about the estimates Jake Gosnell obtained for the A/C for Town Hall and mentioned it falls under a public works project due to money involved. There was further discussion on the topic and all agreed this was a good topic for a work session.

### **MOTIONS TO APPROVE BUDGET ADJUSTMENTS, TRANSFERS WARRANTS AND PAY BILLS**

#### **MOTION FOR AIR CONDITIONING TOWN HALL**

Councilman Frazier made a motion to authorize the Engineering Firm to look at the specifications and give a preliminary report on the scope and estimate so they have information to vote. Councilwoman Kelley seconded the motion and all were in favor of the decision.

**Resolution #19-32 NOTICE OF LEAD AGENCY DESIGNATION AND DIRECTION FOR PUBLIC HEARING, INCLUDING “MONROE” ANALYSIS (See Resolutions)**

**MOTION TO APPROVE CASH HANDLING PROCEDURE**

Supervisor Maas made a motion to approve the newest procedure entitled ‘Cash Handling Procedure for the Recreation Department’ which was seconded by Councilman Welsh and all were unanimously in favor.

**BUDGET TRANSFERS**

Supervisor Maas made a motion in order to fix the constable car. She would like to transfer \$1,122 from the contingency budget line A1990 to budget line A3120. This was seconded by Councilman McMorris and all were unanimously in favor.

**MOTION TO FIX WINDOW LEAK**

Supervisor Maas made a motion to move \$12,843.00 from the contingency fund A1990 into parks and building budget line for the purpose of repairs on the dormers at 11 Tymor Park Road, this was seconded by Councilman Welsh all were unanimously in favor.

**Public comments on Town Issues**

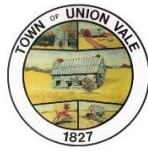
Tillman- Asked who patched Shaughnessy Road and mentioned there were chickens thrown onto the road.

**Highway Report:** The paving on Mallory will begin Monday, they helped with Tymor Phase II and will also have updates on the other roads named on the 284.

**MOTION TO ADJOURN**

At 8:43 pm Councilman Frazier made a motion to adjourn the meeting which was seconded by Councilman Welsh and all were unanimously in favor.

Respectfully Submitted,  
*Andrea Casey*  
Town Clerk



TOWN OF UNION VALE TOWN BOARD  
RESOLUTION NO. 32 of 2019:

19-32 NOTICE OF LEAD AGENCY DESIGNATION AND DIRECTION FOR PUBLIC HEARING, INCLUDING "MONROE" ANALYSIS

*WHEREAS*, the Town of Union Vale has executed a Land Lease with ELP Union Vale Solar LLC (herein, "ELP") for the lease of real property identified as tax map parcels 135400-6660-00-638053-0000, 135400-6660-00-655022-0000, 135400-6660-00-555048-0000 and a portion of 135400-6660-00-544087-0000 and by the street address of 2006 Route 55 for purposes of installation and maintenance of a two megawatt solar energy facility, subject to ELP, obtaining all necessary approvals and subject to permissive referendum; and

*WHEREAS*, a copy of the Land Lease between the Town of Union Vale and ELP is on file with the Town Clerk; and

*WHEREAS*, the Town has received an application from ELP, seeking approval for the installation and maintenance of such improvements; and

*WHEREAS*, the application includes a Full EAF for purposes of beginning the environmental review of the application and the Town of Union Vale Town Board intends to serve as Lead Agency in the environmental review; and

*WHEREAS*, the subject real property is owned by the Town of Union Vale and the Town of Union Vale Town Board has historically controlled use and development of all of its town-owned property; and

*WHEREAS*, the Town of Union Vale Town Board intends to assess, after public hearing, whether the of installation and maintenance of the two megawatt solar energy facility on said real property owned by the Town of Union Vale should be exempt from local land use regulations under the standards set forth in Matter of Monroe County (72 N.Y.2d 338; 533 N.Y.S.2d 702) and subsequent case law and whether the Town of Union Vale Town Board shall conduct the review of such application and issue any approvals deemed necessary.

*NOW, THEREFORE, BE IT RESOLVED* as follows:

1. The Town of Union Vale Town Board hereby classifies the application as an unlisted action, declares its intent to serve as Lead Agency in the review of this matter under the State Environmental Quality Review Act (SEQRA) and its implementing regulations (6 NYCRR 617) and authorizes the circulation of the application to involved and interested agencies.

2. The Town of Union Vale Town Board shall review, at the above referenced public hearing, whether the installation and maintenance of the two megawatt solar energy facility on said real property should be exempt from local land use regulations under the standards set forth in Matter of Monroe County (72 N.Y.2d 338; 533 N.Y.S.2d 702) and subsequent case law and whether the Town of Union Vale Town Board shall conduct the review of such application.

3. The Town Clerk is hereby authorized and directed to cause the notice of said public hearing to be published once in an official newspaper of said Town, and posted in the manner prescribed by law, which notice shall be given not less than 10 days before the date of public hearing, in the following form:

NOTICE OF PUBLIC HEARING

TAKE NOTICE, that the Town of Union Vale Town Board will hold a public hearing at the Town Hall, 249 Duncan Road, LaGrangeville, NY 12540 (in the Town of Union Vale) on September 19<sup>th</sup>, 2019 at 7 o'clock, p.m., prevailing time, to review an application filed by ELP Union Vale Solar LLC and to review whether the installation and maintenance of a two megawatt solar energy facility on real property owned by the Town, identified as tax map parcels 135400-6660-00-638053-0000, 135400-6660-00-655022-0000, 135400-6660-00-555048-0000 and a portion of 135400-6660-00-544087-0000 and by the street address of 2006 Route 55 should be exempt from local land use regulations under the standards set forth in Matter of Monroe County (72 N.Y.2d 338; 533 N.Y.S.2d 702) and subsequent case law and whether the said Town Board shall conduct the review of such application.

Councilman Welsh introduced the following resolution, which was seconded by Councilman McMorris, as follows:

DATED: Union Vale, New York  
August 15, 2019

  
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Andrea Casey, TOWN CLERK

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

Supervisor Maas	Aye
Councilman Welsh	Aye
Councilman Frazier	Aye
Councilwoman Kelley	Aye
Councilman McMorris	Aye

The resolution was thereupon declared duly adopted.

DATED: Union Vale, New York  
August 15, 2019

  
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Andrea Casey, TOWN CLERK