

**UNION VALE TOWN CENTER ZONING DISTRICT CHANGES PUBLIC HEARING  
DECEMBER 21, 2022: UNION VALE TOWN HALL 7:00 PM  
249 DUNCAN ROAD, UNION VALE, NEW YORK**

**PRESENT: Supervisor Betsy Maas**

**Town Council: Kevin Durland, Kevin McGivney, Perry Gusikoff, John Welsh  
Planning Chair, Pat Cartalemi, PB Member Alain Natchev, CEO George Kolb  
Highway Superintendent, Ed Kading**

**Town Engineer: Tom Harvey**

**Town Clerk: Andrea Casey**

**Town Attorney: Attorney Jeff Battistoni**

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Supervisor Maas opened the public hearing at 7:00 PM

Town Clerk Casey read the public hearing notice for the record.

Supervisor Maas introduced the legislative intent, purpose of local law, impetus for changes.

Presentation by Town Planner, Nan Stolzenburg, *AICP, CEP, Planning Consultant to the  
Town of Union Vale, Principal of Planning for Better Places*, to present an Overview

**Public Comments:**

Vicky Pittman (Bruzugul Road, Union Vale) – this is her backyard, she avoids route 55 due to traffic and she approves the changes in the zoning map as the town center area was her backyard. She is worried about the increased traffic and hopes the Town Board can give it more time to decide.

Yvonne Chassange (Town of Union Vale) – cautioned the Town Board that they are opening a can of worms. She said the economy is contracting and is worried about putting up buildings for rent without current demand. She also noted, it is not a bad idea, the timing is not right.

Susan Kavy (S. Cross Road, Town of LaGrange) has concerns about the timing of the meeting before the holidays. Even if there is code that is inviting, there will be no development until the conditions are right. She is concerned about the increased traffic. She wonders what will the town do with CR 21 and S. Cross and the increased traffic, she hopes the town considers instituting having any parameters on not turning onto S. Cross.

Joann Knapp- (S. Parlman Road Town of Union Vale) has property on route 55 and S. Parlman and runs an equestrian center, her concerns are increased traffic and the danger that is imposed at the S. Parlman Route 55/ Bruzugul Rd. intersection. She would like the area addressed before or in conjunction with the TC Zone changes.

Cheryl Jandura (Wisseman Road Town of Union Vale), she is concerned with more stores on this short strip with the existing vacancies along route 55, she also does not want light pollution from lights from town houses. There will be more children and increased taxes for schools and is also the increased traffic.

Tim Dunham- (Highview Rd, Town of Union Vale) questioned if there are there any concerns about depleting the aquifer.

Joe Kelley (W. Clove Mtn Road, Town of Union Vale)- he requested that the Town Board consider adjourning the Public Hearing until such time as the Board has published their assessment of the potential impacts of the zoning changes as outlined in Part 2 of the Full Environmental Assessment Form for review. He also noted a few parcels that may not be compatible with the TC district such as 118 Cunningham drive and 11 and 33 Wisseman consider including those in the RA. The proposed regulations allow for no minimum lot size for residential lots in the TC District, have reduced frontage and setback requirements, and allow a significantly higher maximum building coverage than the current regulations, the Town Board should consider the impacts of the increased allowable density, including density bonuses, as outlined in Item 1. He has submitted further comments to the Town Board for Review.

Corrina Kelley (W. Clove Mtn Road, Town of Union Vale)- has concerns about transparency and does not feel everything was made available in time or with the technical knowledge – she appreciates that it will not be voted on tonight. Has concerns questions about no churches in the TC district and the taxing.

Robert Stockely (Bruzgul Road, Town of Union Vale) his house is surrounded by TC zoning is worried as he has the potential of 9 houses being built around his house and is worried it will feel like living in the city. Does not mind building on Route 55 but would like his privacy intact.

Holly Sebert – (Jennifer Hill Rd, Town of Union Vale) – is concerned about the water usage, has a 705 foot well and has water issues. She is concerned about the traffic on Bruzgul Rd. crossing Route 55 She is also worried about light pollution even with the consideration of the lighting specifications. This might be a good change but the lack of water on Jennifer hill will be a continued concern.

Joe G. – Had comments about the 2022 Balloon Fest not pertaining to the Public Hearing.

Glenn Morrison (Bloomer Road Town of Union Vale)- stated it is a lot to digest and it is a lot of information and was hoping there would be an interactive town hall forum with Q&A and is pleased some of that is going on tonight. He thinks the acreage comes to about 300 acres minus the school and solar. He can see mini developments and many. Is concerned about the traffic – he is interested on the feedback from the county – had a question about town core on the map.

Michelle Garcia-Rybkin (Dolly Ln. Town of Union Vale) how does this affect the cul-de-sac on existing places also inquired about the parking lots based on how Cunningham/ Dolly is situated.

Chris (Wisseman Rd. Town of Union Vale) does like a lot of the ideas about TC but is concerned about water, traffic and those issues, and any increased speed on route 55 and the impact on surrounding roads.

Karen Ziermann (Cunningham Town of Union Vale) noted we have a great volunteer Fire Department and State Police, asked if the Town had given any thought to having money subsidized for fire, rescue and safety, how are we building support for that.

Maya Tessler (Mountain Creek Rd. Town of Union Vale) – asked what is the second portion if they town was voting on the existing documents on the web, would like parcels for young families to begin a family.

As there were no further comments, Supervisor Maas closed the public hearing at 8:51 PM

Respectfully Submitted,

  
Andrea Casey, Town Clerk

**UNION VALE TOWN BOARD MEETING DECEMBER 21, 2022**

**249 DUNCAN ROAD, UNION VALE, NEW YORK**

**UNION VALE TOWN HALL 9:00 PM**

**PRESENT: Supervisor Betsy Maas**

**Town Council: Kevin Durland, Kevin McGivney, Perry Gusikoff John Welsh**

**Highway Superintendent Ed Kading**

**Town Clerk: Andrea Casey**

**Town Attorney: Attorney Jeff Battistoni**

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Supervisor Maas called the meeting to Order to Order and Salute to the Flag at 9:00 PM following the close of the Town Center Zoning Public Hearing.

The voting of the November 16, 2022 minutes was tabled until next month.

**Supervisor Report**

- Town Board members have received the list of warrants/abstracts; cash receipts, escrow reports, Building Dept. report, performance vs budget report and lists of all deposits made in both the General Fund and Highway Fund.
- Thanked resident Wally Benschoten for playing a wonderful Santa at the Town's event, Grand Illumination'.
- Cash Flow: 114% of cash/ 14% over budget and at 98% of expenses and the cash levels have not moved much.

**Town Board Reports**

*Councilman Welsh* reviewing the TC zoning *Councilman McGivney*- nothing at this time.

*Councilman Durland* nothing more at this time.

*Councilman Gusikoff*- stated the recycling center attendant booth is finished.

*Councilman McGivney*-- looking at TC district, nice to see the resident engagement hopes they stay engaged and stay tuned

**Highway**

Superintendent Kading thanked the Board for the new Highway Dept. pick-up truck. They have been out twice salting and plowing twice this year. Please call highway for ice and trees down in any upcoming storms. The 2023 materials bid opening was completed and he would like to approve all bids.

Salt shed gable end on south side blew out, only 2 sides to the building, it is being protected with a large tarp as the shed is full, stabilize the building with word from the engineer then will it need to be replaced or repaired, the gable end damaged is covered.

**MOTION TO ACCEPT HIGHWAY MATERIALS BID**

Councilman Welsh made a motion to accept highway bids dated from December 7, 2022 as suggested by Highway Superintendent Kading. This was seconded by Councilman Durland all were unanimously in favor.

**Town Report**

Clerk Casey reported that the 2023 Recycling passes are for sale, same pricing from 2022.

**Public Comments - None**

**Library Board Update**

Amy Watkins reported that the Library Board has been meeting twice a month and will continue to meet 2x a month and trainings with MHLS hopefully bylaws will be done and then they can interview for library director, had tour of potential new site and noted it was a nice visual for everyone to experience.

**Conservation Advisory Council – 2022 Re-Cap**

Josh Redinger, Chair, finished NRI, they also did the annual reforestation of Tymor and planted over 100 trees. They did Christmas tree recycling in January 2022.

Received \$5000 grant for clean energy for completing necessary tasks. They also had the orange bag Spring clean-up campaign, no mow may, submitted proposal for pollinator garden in the area

of the solar farm with education pieces, star gazing event. Just about to finish climate smart which will be submitted by January 6, 2023.

### **Parks Report**

Park Manager Jake Gosnell had to leave due to the late hour. Supervisor Maas spoke about the Grand Illumination which was held in early December, and noted Mr. Gosnell wanted to thank the staff. Supervisor Maas noted the Town appreciated the work for the recycling center shed. The Park Staff also assisted with the reforestation and thanked and enjoyed working with the girl scouts and the CAC.

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

We enjoyed hosting families at our annual Grand Illumination event at the top of the month. Residents and Non-residents enjoyed Holiday themed crafts, warm refreshments provided by our friends at BBQ 82, delicious cookies baked by our friends at Cardoso Cookies, a visit from Santa, and of course our light display turning on for the first time of the season. We appreciate all the efforts of Staff and Volunteers, and Santa, for helping to make this event possible! We will be running our Full TGTT program for local school's Winter Breaks. Parents can register students K-5th to come enjoy organized crafts and games with friends, as well as the great outdoors. Please visit the program's page through the Recreation tab on the Town's website for more information.

### **Constable Report Submitted by George Treadwell, CIC**

Constable Report for November 2022:

Constables patrolled approximately 698 miles of town roads including all town properties filling the Explorer with 32 gallons of gasoline.

The (3) town court dates totaled 26 cases on the dockets with 14 actual appearances and. (1) case was dismissed for failure to prosecute (officer failed to show for court). There were no issues to report.

Constables reported the following during patrols:

\*11/10 - Assisted UVFD at brush fire on Tompkins Rd. with traffic control.

Additional note: Constable staff began working nightly at Bloomer Rd. November 25th through December 28th for traffic control. We are on site to assist residents with any issues we can, keeping traffic moving and make traffic adjustments, as necessary.

### **Animal Control, submitted by ACO, Mary Jean Calvi**

During the month of November 2022, there were no lost or found dogs. There was one dog complaint.

### **Land Use Moratorium - Town Center Zone & Private Roads**

Supervisor Maas noted the team was reviewing the county comments, separating comments into policy and clarifications/ corrections. She asks everyone to review and then the team will speak to the land use attorney and will be discussed next meeting.

### **Meeting Room Updates Completed**

#### **Playground at Godfrey Park**

Supervisor Maas stated 2 residents picked a date to review the playground and the county drawings about the road situation as the Redls are ready to transfer the property.

### **Resolutions & Motions: (See Resolutions)**

38-2022 Resolution to Permit Highway Department to Purchase New Truck

39-2022 Resolution Authorizing Acceptance of Redl Family Gift & Authorizing Paperwork by Supervisor

### **Motion to Approve Budget Transfers**

Supervisor Maas made a motion to approve the (attached) summary of transfers and donations: bank transfers, budget transfers, budget amendments and donations received and all of the above seconded by Councilman Welsh. All were unanimously in favor.

### **Public Comments Town Issues**

*Tillman-* Asked about the cell tower is that ever coming back, what happened with annexation?

**Motion to Pay Bills**

Councilman Welsh made a motion to approve budget adjustments, warrants, transfers & pay bills, which was seconded by Councilman Durland and all were unanimously in favor.

Supervisor Maas passed out a fuel usage data sheet for last year, the board will review will have crown respond as part of due diligence.

**Motion to Adjourn**

At 9:44 PM Councilman Welsh made a motion to adjourn the meeting which was seconded by Councilman Gusikoff 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 # 39-2022: RESOLUTION AUTHORIZING ACCEPTANCE OF A  
GIFT FROM THE ESTATE OF HERB REDL**

**WHEREAS**, lifelong Hudson Valley resident Herb Redl owns 8.95 acres of vacant real property located at the intersection of North Clove Road and Route 82, identified as Tax Parcel #6662-00-856935;

**WHEREAS**, all of Herb Redl's holdings are owned and managed by his daughters since Mr. Redl's passing on January 21, 2022;

**WHEREAS**, Mr. Redl's family has generously indicated they would like to donate the aforementioned parcel to the Town of Union Vale as an unrestricted gift;

**NOW THEREFORE, BE IT RESOLVED**, the Town Board of the Town of Union Vale, after completing the typical Title Search and Inspection, will gratefully accept this generous gift from the family of Herb Redl with great pleasure and appreciation on behalf of the residents of the Town of Union Vale and the Supervisor is authorized to execute all documents reasonably necessary to complete this transaction and to disburse any funds required for recording and related fees.

Councilman Gusikoff introduced the following resolution, which was seconded by Councilman Durland, as follows:

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

Councilman Gusikoff	Aye
Councilman Durland	Aye
Councilman McGivney	Nay
Councilman Welsh	Aye
Supervisor Maas	Aye

Ayes        4  
Noes        1

The resolution was thereupon declared duly adopted.

DATED:        Union Vale, New York  
                  December 21<sup>st</sup> 2022

  
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Andrea Casey, TOWN CLERK

**TOWN OF UNION VALE TOWN BOARD  
RESOLUTION No. 38-2022:**

**RESOLUTION APPROVING PURCHASE OF NEW TRUCK FOR THE HIGHWAY  
DEPARTMENT USING HIGHWAY RESERVE FUNDS**

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

*WHEREAS*, the Town of Union Vale Highway Department needs a new pick-up truck and the Highway Superintendent, Ed Kading, would like to purchase a 2022 Ram Crew Cab 4x4 (white) from Main Motor Car Company using the State Bid process (Bid # 11866); and

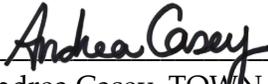
*WHEREAS*, the Highway Superintendent had previously obtained a quote from a Dealer using the NY State Office of General Services centralized contracts but the 2022 fall delivery was cancelled due to overwhelming demand for limited production;

*NOW THEREFORE BE IT RESOLVED*, that the Town Board of the Town of Union Vale hereby ratifies the previous motion accepting the new Dealer's quote for a Ram 2500 and hereby and authorizes the Town Supervisor to transfer the full cost, approximately \$53,103.50 plus minor fees as may be charged upon delivery, from the Highway Reserve Fund into the Highway Account to cover the purchase.

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 Gusikoff	Aye
Councilman McGivney	Aye
Councilman Welsh	Aye
Supervisor Maas	Aye

DATED: Union Vale, New York  
December 21, 2022

  
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Andrea Casey, TOWN CLERK

## SUMMARY OF TRANSFERS AND DONATIONS DECEMBER 2022 BOARD MEETING

### SUMMARY OF BANK TRANSFERS:

<b>TRANSFER FROM NYCLASS ARPA TO NYCLASS GENERAL FUND ACCOUNT</b>	<b>Amount</b>
To move additional ARPA funds received to NYCLASS account	\$ (960.45)
To release ARPA funds used for distribution to justices	6,994.03
	\$ 6,033.58

<b>TRANSFER FROM HIGHWAY SAVINGS ACCOUNT TO NYCLASS HIGHWAY CAPITAL RESERVE</b>	
To move budgeted funds to highway capital reserve account	\$ 25,000.00

<b>TRANSFER FROM NYCLASS CAPITAL PROJECTS ACCOUNT TO NYCLASS GENERAL FUND ACCOUNT</b>	
To cover bills paid by general fund for recycling booth capital project	\$ 8,082.00
To cover bills paid by general fund for pool water tank capital project	14,306.16
To cover bills paid by general fund for highway equip garage capital project	200.00
	\$ 22,588.16

<b>TRANSFER FROM NYCLASS GENERAL FUND ACCOUNT TO GENERAL CHECKING ACCOUNT</b>	
To move funds to general checking for upcoming bills	\$ 500,000.00

### SUMMARY OF BUDGET TRANSFERS:

From Account		To Account		Amount
<u>Number</u>	<u>Name</u>	<u>Number</u>	<u>Name</u>	
A1990.4	Contingent Account	A1110.4	Municipal Court CD	\$ 6,000
A1990.4	Contingent Account	A1675.4	Chargebacks	\$ 669
A1990.4	Contingent Account	A1910.4	Unallocated Insurance	\$ 3,336
A1990.4	Contingent Account	A9010.8	State Retirement System	\$ 872
A7141.1	Summer Camp PS	A7141.4	Summer Camp CE	\$ 251
A7180.1	Pool PS	A7180.4	Pool CE	\$ 2,467
A7410.4	Library CE	A7410.1	Library PS	\$ 7,997

### SUMMARY OF BUDGET AMENDMENTS:

Fund Bal / Revenue Increase		Expenditure Increase		Amount
<u>Number</u>	<u>Name</u>	<u>Number</u>	<u>Name</u>	
A2665	Sales of Equipment	A7110.2	Parks EQ	\$ 18,934
A2665	Sales of Equipment	A7110.4	Parks CE	\$ 19,566
D2665	Sales of Equipment - Highway	D5130.2	Machinery EQ	\$ 13,278
D2665	Sales of Equipment - Highway	D5130.4	Machinery CE	\$ 4,497
A2012	Concessions Revenue	A7181.4	Concessions CE	\$ 1,064
A2001	Recreation Revenue	A7182.4	Equestrian CE	\$ 5,419
A917	Unassigned Fund Balance	A9040.8	Workers Comp	\$ 45,000
D3501	State Aid - CHIPS	D5112.4	Perm Improv. - CHIPS	\$ 57,370

### DONATIONS RECEIVED

**SUMMARY OF TRANSFERS AND DONATIONS**  
**DECEMBER 2022 BOARD MEETING**

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Trees for Tymor	\$ 875
Peter Deforest Bench	\$ 2,815
Equestrian Center	\$ 1,575