

INDEX- Record to Date Relating to RD10 Amendment

- EXHIBIT A: October 2, 2024 Resolution of Introduction with proposed text of Local Law No. 2 of 2024, setting public hearing for October 16, 2024
 - October 2, 2024 meeting minutes
- EXHIBIT B: Full Environmental Assessment Form Part 1 dated October 4, 2024
- EXHIBIT C: Public Hearing Notice for October 16, 2024, with meeting minutes from October 16, 2024
- EXHIBIT D: Dutchess County Department of Planning and Development (“DCPD”) Response and recommendations dated November 6, 2024
- EXHIBIT E: Town of Union Vale Planning Board Response dated November 14, 2024
- EXHIBIT F: November 20, 2024 Resolution of Re-Introduction with revised text of Local Law No. 2 of 2024 and setting public hearing for December 4, 2024
 - November 20, 2024 meeting minutes
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- EXHIBIT H: Dutchess County Department of Planning and Development Response dated December 18, 2024
- EXHIBIT I: February 5, 2025 Public Hearing Notice with affidavit of publication dated January 15, 2025; together with meeting minutes from February 5, 2025
 - Annexed written correspondences from community members for consideration at public hearing (from Colin M. Martin dated January 14, 2025; Justin LaFalce dated January 29, 2025; Colin M. Martin dated February 4, 2025; and Joshua E. Mackey, Esq. on behalf of Hans and Amy Hardisty dated February 5, 2025)
- EXHIBIT J: April 16, 2025 Resolution of Re-Introduction with proposed revised text of Local Law now to be known as Local Law No. 1 of 2025, April 16, 2025 meeting minutes; setting public hearing for May 21, 2025 and FEAF Part 1
- EXHIBIT K: Dutchess County Department of Planning and Development Response dated May 7, 2025
- EXHIBIT L: May 21, 2025 Public Hearing Notice and meeting minutes of May 21, 2025
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 - Letter notifying adjacent municipalities pursuant to GML 239-nn, dated April 21, 2025
- EXHIBIT M: June 4, 2025 meeting minutes; July 16, 2025 meeting minutes; August 27, 2025 meeting minutes
- EXHIBIT N: Inconsequentially corrected text of Local Law to be known as Local Law No. 1 of 2025
- EXHIBIT O: Notice of Zoning Determination dated February 22, 2024
- EXHIBIT P: Sketch Site Plan Planning Board Application submitted March 12, 2024 containing: Application Form; Short Form Environmental Assessment Form dated

February 22, 2024; Deed of Property; Maps dated December 17, 2023 Agricultural Data Statement.

- Planning Board Meeting Agenda and meeting minutes dated April 11, 2024
- EXHIBIT Q: Notice of Zoning Determination dated April 23, 2024
- EXHIBIT R: Zoning Board of Appeals Area Variance Application submitted June 11, 2024 containing: Application Form; Short Form Environmental Assessment Form dated June 11, 2024; Map dated December 17, 2023.
 - Zoning Board of Appeals Minutes dated July 2, 2024, agenda and meeting minutes dated August 6, 2024
 - Correspondence from Chair of the Zoning Board of Appeals to members of the Zoning Board of Appeals dated July 18, 2024 with: Correspondence between M. Gillespie and George Kolb dated May 21, 2024; Code definition of Conference Center
- EXHIBIT S: Correspondence from Code Enforcement Officer dated October 5, 2025 regarding Planning Board application abandoned
- EXHIBIT T: KARC Memoranda dated January 28, 2025; March 14, 2025; April 21, 2025; September 17, 2025
- EXHIBIT U: Rennia Engineering and Design Memoranda dated January 9, 2025 and October 24, 2025 (Sight Distance Review)

EXHIBIT A

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 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/81850171331?pwd=yUMT3qutapaGATglqCmWS7V13wGaI> 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 the morning of the public hearing. If you wish to be called upon to comment during the public hearing while participating on Zoom, you can place your name on the list by contacting the Town Clerk at townclerk@unionvaleny.us or (845) 724-5600. In-person attendees will be able to sign up when entering the hearing room. For any other questions contact the Town Clerk at townclerk@unionvaleny.us or (845) 724-5600.

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

5. The matter is referred for comment to Dutchess County Planning and the Town Planning Board and the Town Clerk is directed to deliver the entire packet of application materials to the Dutchess County Planning Board and the Town Planning Board for review and recommendation

pursuant to General Municipal Law §239-m §210-83(A) of the Town Code, respectively.

Dated: Union Vale, New York

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.



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				H	Special Permit Reference
	RD 10	RD 5	RD 3	RD 1.5		
Catering Facility	<u>SP*</u>	X	X	X	X	<u>210-56(E)(17)</u>
Conference Center	<u>X</u> <u>SP*</u>	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.

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

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 30th. 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 they 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 6th 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

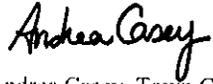
Councilman Durland made a motion to pay the bills and which was seconded by Councilman McGivney and all were unanimously in favor.

Next Meeting

October 16th 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

EXHIBIT B

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Establishment of a Special Permit in the RD10 District for Catering Facilities with a Temporary Lodging Component in the RD10 District		
Project Location (describe, and attach a general location map): Refer to Zoning Map attached for identification of R10 sites.		
Brief Description of Proposed Action (include purpose or need): The Town Board of the Town of Union Vale proposes to establish 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. The purpose of the project is to allow for and properly regulate catering facilities in this large-lot residential zone throughout the town in the best interests of immediate neighbors to any such development as well as the general health, safety and welfare of the Town, all in keeping with the character of the district. The proposed legislation will also require design features which ensure that such facilities will not appear to be traditional large-form commercial scale catering halls and/or associated traditional hotel forms in these pastoral settings.		
Name of Applicant/Sponsor: Town Board, Town of Union Vale		Telephone: 845-724-5600
		E-Mail: Townclerk@unionvaleny.us
Address: 249 Duncan Road		
City/PO: LaGrangeville	State: NY	Zip Code: 12540
Project Contact (if not same as sponsor; give name and title/role): Joseph P. Eriole, Esq., Attorney for the Town on this Action		Telephone: 845.452.5900
		E-Mail: jeriol@vandewaterlaw.com
Address: 249 Duncan Road		
City/PO: LaGrangeville	State: NY	Zip Code:
Property Owner (if not same as sponsor): NA		Telephone:
		E-Mail:
Address: 249 Duncan Road		
City/PO: LaGrangeville	State: NY	Zip Code: 12540

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board; adoption of zoning amendments	
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission	Town Board; adoption of zoning amendments	
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals	Town Board; adoption of zoning amendments	
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Town Board; adoption of zoning amendments	
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Town Board; adoption of zoning amendments	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Town Board; adoption of zoning amendments	
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No	Town Board; adoption of zoning amendments	
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No	Town Board; adoption of zoning amendments	
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
 R10 _____

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Arlington, Millbrook, Dover

b. What police or other public protection forces serve the project site?
 NY State Police, Dutchess County Sheriff, local constables.

c. Which fire protection and emergency medical services serve the project site?
 Union Vale Fire District

d. What parks serve the project site?
 All town parks to the extent this is applicable, since the action would affect the R10 zone throughout the town.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Establishment of a Special Permit in the RD10 District for Catering Facilities with a Temporary Lodging Component in the RD10 District

b. a. Total acreage of the site of the proposed action? _____ NA acres
 b. Total acreage to be physically disturbed? _____ NA acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ NA acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____
 v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

• Will stormwater runoff flow to adjacent properties? Yes No
 iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____

 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Town Board Town of Union Vale Date 10/4/24

Signature  Title Supervisor

Section F Expansion

The Town Board of the Town of Union Vale proposes to establish 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.

With respect to impact mitigation, the entire purpose of the legislation is to allow for limited venue services and residential-style short term accommodations without the negative impacts associated with "conference centers." Conference centers are currently allowed in the R10 district. This legislation would make conference centers a prohibited use in the R10 and add catering facilities as a special permit use.

By creating a special permit specifically tailored to the type of catering facility deemed appropriate in the district, the Town exercise control over the impacts of any such development while encouraging attractive designs in keeping with the character of the district and the Town as a whole.

Limitations on the number of overnight lodging rooms available as well as tailored setback and design criteria ensure low impact development.

EXHIBIT C

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".

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 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/81850171331?pwd=yUMT3qutapaGATglqCmWS7V13wGalD.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 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.

UNION VALE TOWN BOARD MEETING OCTOBER 16, 2024 RD10 Public Hearing
249 DUNCAN ROAD, UNION VALE, NEW YORK
UNION VALE TOWN HALL 7:00 PM
PRESENT: Supervisor Steve Frazier
Town Council: Pat Cartalemi, Kevin Durland, Kevin McGivney, John Welsh
Deputy Town Clerk: Emily Cole
Town Attorney: Attorney Joe Eriole

Supervisor Frazier explained the purpose of this public hearing was regarding a potential code change to RD10 zoning and motioned the opening at 7:00pm seconded by Councilman Welsh and all were unanimously in favor. Attorney Eriole began by giving a summary of the process and noted no vote can take place tonight as there has been no response yet from Dutchess County and if no material changes are made to the potential law and review from Town Planner. Most changes were elaborating to what was already in the draft making clearer parameters for individuals. He further highlighted the changes, first item is 'landback' parking with added provisions such as a definition as a way to further preserve the green space. This would be further administered through a permitting process. Next, subsection 9 on lodging facilities a, that this allows lodging facilities however, the want to eliminate any doubt this is lodging for those not participating in the event such as a hotel. Attorney Eriole noted the Town Planner heavily suggested having a square footage limitation on the catering facility itself, and not for the maximum of the lodging facilities. The number was derived from 10 in the aggregate 5000 and thereby the number 500sqft was derived as a suite size from the Planners experience of what the Town wants to achieve in aesthetic. The third item #13, is further clarification on the 'landback' parking concept and further explained the idea, again in his opinion, not a material change. Another item the Planner had suggested would be the idea of not using typical paving for a parking lot, with preference to gravel or other materials for pervious materials for internal roads, not access points. This can be left out of the law and left up to the Planning Board to use their discretion based on the topography and safety of the landscape. Outdoor activities in 14b, more elaboration. Lastly, specific additions of studies the Planning Board could ask for such as noise, traffic study, and signage.

Public Comment- there were no comments from the public

The Board discussed factors such as 13B with regard to material for internal streets noting they like the idea but may not be appropriate for all areas and should be left for the Planning Board to distinguish per project. They also discussed the need for Planning Board to request traffic studies. There was further discussion on this topic.

Motion to Remove Paragraph 13B

Councilman Welsh made a motion to remove paragraph 13B as the Board feels it is not needed. This was seconded by Councilman Durland and all were unanimously in favor.

Motion to Accept Amended Zoning Change

Councilman Durland made a motion to accept the amended RD10 Zoning changes with exception of Paragraph 13B, which was already voted on. This was seconded by Councilman Cartalemi and all were unanimously in favor.

Attorney Eriole explained the Board should leave the public hearing open, and direct his office to redraft the changes and resubmit it to the Board and continue the hearing on the revised and final law which should leave room for the County's response. Attorney Eriole offered to send the revision to Dutchess County Planning.

Motion to Continue the Hearing

Supervisor Frazier made a motion to continue to Public Hearing until a later date which was seconded by Councilman Welsh and all were unanimously in favor.

Respectfully Submitted,



Andrea Casey, Town Clerk

UNION VALE TOWN BOARD MEETING OCTOBER 16, 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

Deputy Town Clerk: Emily Cole

Town Attorney: Attorney Joe Eriole

Highway Superintendent: Ed Kading

Supervisor Frazier called the regular meeting to order and Salute to the Flag.

Motion Approve Minutes: Councilman Welsh made a motion to approve the September 4, 2024 Meeting minutes which was seconded by Councilman Cartalemi and all were unanimously in favor.

Supervisors Report

- Made some minor refinements to the budget and added some figures that he was waiting to hear back on.

Board Member Reports

Councilman Welsh – reviewing the 2025 budget in detail and will report more later.

Councilman Cartalemi- reviewing the 2025 budget.

Councilman Durland – reviewing the 2025 budget.

Councilman McGivney- reviewing the 2025 budget.

Town Clerk Report

No Report as Deputy Cole was filing in for the Town Clerk who was attending training.

Highway Superintendent Report

Superintendent Kading reporting on road work and the status of some of the equipment. He further inquired about roads to abandon such as Wilcox Road as it is basically a driveway. Councilman Welsh agreed and Supervisor Frazier they would like to further research the legal issues.

Recreation, submitted by Recreation Director Maggie Collins

This afternoon the Parks Manager and I attended a meeting at Nooteming Camp hosted by Dutchess County DPW Commissioner Robert Balkind. Our team and surrounding town's Parks and Recreation departments were invited to a tour of Camp Nooteming campgrounds and building facilities. We were informed that in the future the County will be taking proposals from interested municipalities to potentially operate programs and rentals at the campground. It was very informative to see how they have operated their camp and a great chance to discuss different ideas on Summer Camp with fellow Recreation Directors.

This Friday we will be hosting our annual Halloween Movie Night. This is a free family event with the movie starting after the sun goes down at around 6:30pm and a food truck serving food before and during the movie. We encourage you to bring a chair or a blanket to sit on and bundle up for potentially cold weather. On Monday October 28th the Beekman Pharmacy will be providing a vaccine clinic in the large hall of the Main Park Building from 3:30-5pm. This clinic will allow residents close access to flu shots, RSV, shingles, and other vaccines. Walk-ins are welcome; you must have a valid form of ID and Medicare/Insurance cards. For more information, please see our event up on our social media pages as well as our Parks and Recreation website. Our team has enjoyed welcoming back students to our TGTT program for the half day off last Friday and the holiday this past Monday. Remaining Fall dates are open for registration on our Parks and Recreation website.

Parks Report October 16, 2024 Submitted by Vincent Germano

- We have been putting a lot of our time into clearing along the creek at the bottom of the Disc Golf Course.
- The grass is almost done growing so we are preparing to put our mowers away for the season.
- We have been clearing the leaves off most of the trails on the Tymor side of Duncan Road, we will move on to the ones on the equestrian center side in the coming weeks.

- The last of the roof work has been done, which included a small amount of siding and repairing a broken section of fascia and gutter.
- As the temperature is starting to get close to freezing we will be closing the seasonal bathrooms very soon.

Library Report

Library Trustee President, Amy Watkins spoke about updates from the Library: . I will be as brief as possible and as always, if you or the residents have any questions, I am always available. Best on email during the workday because of my full-time job but I always enjoy hearing from you even if my response is slightly delayed.

1. An issue was brought up by the Town Supervisor earlier this year about the need for the library to complete an application for a Certificate of Occupancy, complete with drawings, and construction plans due, or he would ask the Building Department Head to shut the library down.
 - a. We never completed the application since we were not making any changes to the building (other than rugs, paint and new bookshelves)
 - b. Mr. Frazier threatened us in an email for not submitting the paperwork, but he said the town board agreed with this need as did the Building Dept.
 - c. WE observed there was never a town board vote on the matter so it would be difficult to say the "town board agreed". We proceeded on our own to research the issue.
 - d. We FOILED the town in search of all other applicants who use the space, namely the Seniors (on Fridays) and the Parks & Rec department to read their applications.
 - e. While it took the town longer than expected to respond to our FOIL, we found that no other users of the same space have completed an application for a Certificate of Occupancy.
 - f. We also found that the town issued Certificates of Compliance on the few occasions that construction work was taking place, and we assume that when we begin construction on the space upstairs to become the wonderful library space we envision, we will fill out all applications, get all building permits and follow all town rules for construction as users of the space in the past have.
 - g. Until then, our experts confirm to us, the space is pre-existing, non-conforming and therefore it should be grandfathered.
 - h. Until our construction permits are applied for in the future, we now consider this issue to be closed.
2. We have an exciting Civil Service update that was sent to Supervisor Frazier and me, so I apologize Board members if you have already read the news from him:
 - a. To summarize, Our Civil Service Representative confirmed from Albany the following --
 - b. Board of Regents charters establish not-for-profit educational corporations such as public libraries. (We received our hard- earned Charter in late July).
 - c. The library board of trustees, and not the town board has the authority to appoint and dismiss library personnel as per Education Law section 226(7). This is supported by the Opinions of the State Comptroller 74-614, June 7, 1974.
 - d. I am supplying the Dutchess County Human Resources Dept with the required paperwork, so from now on the Union Vale Library can hire on their own and no longer be a burden to the town board.
 - e. We thank you for your "Yea" votes in the past and look forward to working with you to deliver some wonderful services to our residents as equal partners.
3. Money requested by MHLS to join their system:
 - a. When meeting with the MHLS we learned that the annual cost to join the MHLS is \$4,000-\$8,000 and based on what we already have it would be closer to the \$4,000 amount.
4. We have been informed that there is a referendum on the ballot this election season which reads as follows:
 - a. Shall the town of Union Vale own and operate a public library?
 - b. Since we already have a chartered public library, we thought it might be helpful to put some context around these questions so we 'd like to invite all of you on the Board and all interested residents to join us next Wednesday, October 23rd at 7:00 PM at Library for a Q & A about the referendum.
 - c. We look forward to a good discussion and delivering many answers to any questions the public has before voting on November 5th.

Attorney Eriole advised Dr. Watkins to work with the Town Clerk to make sure the forum is properly noticed if the Town Board will be in attendance and will be speaking. He also wanted

on record that a Municipality should never be required to waive something that ought to be required just because it may have been missed in the past.

Motion to Notice Library Forum

Councilman Cartalemi made a motion to direct the Town Clerk to publish a public notice of the Library Forum on October 23rd at 7:00PM so the Town Board may attend and participate if necessary seconded by Councilman Welsh and all were in favor.

Public Comment on Agenda Items- None

Councilman Welsh added the Union Vale Fire Department is collecting soda tabs for the Ronald McDonald house.

Motion to Approve Surplus

Councilman Welsh made a motion to surplus the John Deere loader and various pipe fittings as surplus seconded by Councilman Cartalemi and all were unanimously in favor.

RD10 Code Change

Supervisor Frazier explained this was discussed at length during the public hearing prior to the meeting tonight. The changes will be posted on the website and the hearing will continue so they may wait to hear comments from Dutchess County Planning.

2025 Budget Discussion

Supervisor Frazier brought information to the meeting from questions that arose and also met with the Recreation Director on her budget and slight increase to camp registration fees which have made them all self-funded. The sales tax revenue through the end of September received is \$330,000 which explains how he arrived at the budgeted number. He further explained the Constable salary and that the original numbers from the prior year never included hours for training or working events totaling 516-man hours. Supervisor Frazier added \$5,000 as a savings for replacing future vehicles with cash saved. He also advised on the Justice line, after speaking with them although it is a cost to the Town it is necessary and added a raise for the Court Clerk. Councilman Cartalemi noted the increase to that salary being 23% from \$1,910 to \$2,349 and felt this was concerning along with Town Justice's salary increasing 17% since the Court always operates in the red. He feels this should be worked up to overtime and not do this in 1 year. Although he feels an increase is deserved he feels the focus should be on full-timers. There was further discussion on this topic as well as the sources of revenue. Councilman Cartalemi advocated going through the budget line by line at a special meeting.

Public Comment on Town Issues

Chuck Richwine, On the Green, spoke about potential charges from Mid Hudson Library System being in excess of the \$100,000 already being asked for. He noted the Millbrook Library is extremely under-utilized. He feels that the Mid Hudson System is antiquated as well as such institutions as post offices in the future. He noted the high cost of EMT service and advocated for combining forces perhaps as he has seen EMT's waiting for calls in 3 separate towns. He wishes the Town would focus on getting the cell tower revenue rather than fighting about the library. He invited the Town Board to either to call, email or visit his home to further discuss his ideas for the Town.

Approve Budget Adjustments, Transfers, Warrants, Pay Bills

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

Motion to Adjourn At 8:15PM Councilman Welsh made a motion to adjourn the meeting which was seconded by Councilman Cartalemi and all were unanimously in favor.

Next meeting is November 6, at 7:30pm

Respectfully Submitted,



Andrea Casey, Town Clerk

EXHIBIT D

Dutchess County Department of Planning and Development

EXEMPT ONLY

To	Date	#pgs
Co./Dept.	From	
Fax #	Phone #	

239 Planning/Zoning Referral - Exemption Communities

Municipality: **Town of Union Vale**

Referring Agency: **Municipal Board**

Tax Parcel Number(s):

Project Name: **LL regarding Catering Facilities, Temporary Lodging, and Conference Centers in the RD10 District**

Applicant: **Town Board**

Address of Property: **249 Duncan Rd, Lagrangeville, NY 12540**

Please Fill in this Section

Exempt Actions:* 239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

Exempt Action submitted for informal review

Actions Requiring 239 Review

- Comprehensive/Master Plans
- Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- Other Local Laws associated with zoning (wellands, historic preservation, affordable housing, architectural review, etc.)
- Rezoning involving all map changes
- Architectural Review
- Site Plans (all)
- Special Permits for all non-residential uses
- Use Variances for all non-residential uses
- Area Variances for all non-residential uses
- Other (Describe):

Parcels within 500 feet of:

- State Road:
- County Road:
- State Property (with recreation area or public building)
- County Property (with recreation area or public building)
- Municipal Boundary
- Farm operation in an Agricultural District

Date Response Requested: **11/6/2024**

Entered By: **Gurnett, Clayton**

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- Matter of Local Concern
- No Jurisdiction
- No Authority
- Withdrawn
- Incomplete - municipality must resubmit to County
- Exempt from 239 Review
- None

Comments Attached:

- Local Concern with Comments
- Conditional
- Denial
- Incomplete with Comments- municipality must resubmit to County
- Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **10/17/2024**

Date Received: **10/17/2024**

Date Requested: **11/6/2024**

Date Required: **11/15/2024**

Date Transmitted: **11/6/2024**

Notes:

Also mailed hard copy

Major Project

Referral #: **ZR24-350**

Reviewer: 

SUE SERINO
COUNTY EXECUTIVE



EOIN WRAFTER, AICP
COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

November 6, 2024

To: Town Board, Town of Union Vale
Re: **ZR24-350, LL Regarding Catering Facilities, Temporary Lodging, and Conference Centers in the RD10 District**

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION

The Town seeks to amend the Zoning Chapter of the Town Code in order to allow catering facilities with a "temporary lodging" component as a specially permitted use in RD10, and to remove conference centers as a permitted use in RD10.

COMMENTS

A clear definition should be provided for lodging facilities, also referred to as overnight lodging facilities in the draft local law, in Section 210-86 – Definitions.

Proposed Section 210-56(E)(17)(c)(14)(d) states "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." § 210-24 provides general performance standards relating to potential nuisances, while §210-64 provides site plan design criteria. The Board may want to reference both of these sections.

The definition of catering facility mentions that the use is not to include a bar or tavern, defined in the Town Code as "An establishment licensed under the laws of New York State for the sale of alcoholic beverages and their consumption on the premises". Given that these facilities have the potential to be sited on parcels with farm operations, the Board should consider including a subsection stating that this will not conflict with any provisions provided by Ag & Markets Law pertaining to on-farm wineries, cideries, distilleries, or breweries. See Ag & Markets guidance document titled "Guideline for Review of Local Laws Affecting Farm Operations Which Produce, Prepare and Market Crops for Wine, Beer, Cider and Distilled Spirits".

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP, Commissioner

By

Clayton Gurnett, Planner

EXHIBIT E



Town of Union Vale Planning Board

*Town of Union Vale Town Hall
249 Duncan Road
Lagrangeville, NY 12540*

Planning Board Members:

Chairperson: Alain Natchev, Members: Scott Kiniry, Kaye Saglibene, Michael Mostachetti,
Anita Fina Kiewra, Larry Knapp & Joshua Redinger

Date: 11/14/2024

RE: 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

The Town of Union Vale Planning Board has reviewed the proposed local law and the following are our comments on it:

1. Section 17(b) should be revised to read: No sign shall ~~not~~ be internally illuminated or electronic but may be indirectly illuminated, unless required by state law or code.

With the recommended revisions, the Town of Union Vale Planning Board unanimously agreed to a favorable recommendation to the changes proposed in the local law.

Emily Cole, Planning Board Secretary

EXHIBIT F

RESOLUTION OF RE-INTRODUCTION

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

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

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

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

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

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

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

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

NOW THEREFORE BE IT RESOLVED,

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

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

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

Dated: Union Vale, New York

November 20, 2024

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

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

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



Andrea Casey, Town Clerk

LOCAL LAW NO. __ 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."

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 [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; _____ - ____-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				H	Special Permit Reference
	RD 10	RD 5	RD 3	RD 1.5		
Catering Facility	<u>SP*</u>	X	X	X	X	<u>210-56(E)(17)</u>
Conference Center	X <u>SP*</u>	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 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. The

[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 ~~and may be attached or unattached to the catering facilities.~~

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[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~~one space per guest room plus

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

~~[c] The that the~~ Planning Board shall have discretion to require such ~~lesser or~~ additional parking as may reasonably be deemed necessary ~~and~~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:

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(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.

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

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

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

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

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

[17] Signage.

[a] Only one freestanding sign up to 24 square feet is permitted per facility, which shall be located at the primary ingress to the property. Internal directional signs are permitted which shall not exceed 8 square feet. No sign shall be interanlly illuminated

[b] No sign shall not 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.

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

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

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

CATERING FACILITY

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

LAND BANKED PARKING

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

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

210 Attachment 3

Town Code of the Town of Union Vale

Chapter 210

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

Key: P Permitted Use P*

Permitted Use subject to Site Plan Approval P**

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

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

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

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

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

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

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

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

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

(c) The following design objectives are met:

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

[2] Formal and informal landscaping, 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 design features:

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

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

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

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

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

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

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

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

[a] Meeting rooms.

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

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

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

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

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

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

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

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

[14] Outdoor Use and Occupancy.

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

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

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

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

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

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

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

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

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

[17] Signage.

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

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

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

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

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

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

**UNION VALE TOWN BOARD MEETING NOVEMBER 20, 2024
249 DUNCAN ROAD, UNION VALE, NEW YORK
UNION VALE TOWN HALL 7:30 PM**

PRESENT: Supervisor Steve Frazier

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

Town Clerk: Andrea Casey

Town Attorney: Attorney Jeff Battistoni

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

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

Supervisors Report

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

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

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

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

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

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

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

Board Member Reports

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

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

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

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

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

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

Recreation, submitted by Recreation Director Maggie Collins

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

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

Parks Report November 20, 2024 Submitted by Vincent Germano

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

Animal Control, Submitted by ACO, Mary Jean Calvi

Animal Control Report for the month of October 2024

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

Library Report

Presented by Library Trustee President, Amy Watkins

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

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

Public Comments Agenda Items-

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

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

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

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

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

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

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

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

Large Hall Rental

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

Motion to Refund Rental Fee

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

RD10 Code Change

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

Motion to set Public Hearing for RD10

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

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

2025 Budget Discussion

Councilman Cartalemi made his suggested to the 2025 budget

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

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

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

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

Motion to Adopt Budget Officers 2025 Budget

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

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

Final Vote 2/3 - failed

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

Surplus Highway Equipment

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

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

(Recess during printing)

Councilman Cartalemi distributed his copy of the 2024 budget

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

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

There was further discussion on the budget process.

Motion to Approve 2025 Budget

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

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

Final Vote 3/2 - passed

Public Comment on Town Issues

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

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

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

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

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

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

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

Approve Budget Adjustments, Transfers, Warrants, Pay Bills

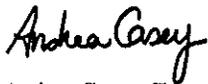
Councilman Durland made a motion to pay the bills and which was seconded by Councilman McGivney and all were unanimously in favor.

Next Meeting

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

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

Respectfully Submitted,



Andrea Casey, Town Clerk

EXHIBIT G

NOTICE OF PUBLIC HEARING

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

Copies of the aforesaid Revised Proposed Local Law will be available for examination at the office of the Clerk of the Town of Union Vale, at the Town Hall, 249 Duncan Road, Lagrangeville, New York 12540 between the hours of 9:30 a.m. and 4:00 p.m. on all business days between the date of this Notice and the date of the Public Hearing, and on the Town's website at www.unionvaleny.us and all persons interested shall have an opportunity to be heard on said proposal at the time and place aforesaid and in addition to in person viewing, the Public Hearing will be held on Zoom and carried on the Town of Union Vale's YouTube channel for live viewing (access at www.unionvaleny.us). The Zoom invite for this public hearing is:

<https://us02web.zoom.us/j/85112782960?pwd=Q1WX9Qzb7DvDWz8XuGD4tM6x1WWLec.1>

Meeting ID: 851 1278 2960 with Passcode: 525216.

The invite for participating on Zoom will also be posted on the Town of Union Vale website www.unionvale.ny.us the morning of the public hearing. If you wish to be called upon to comment during the public hearing while participating on Zoom, you can place your name on the list by contacting the Town Clerk at townclerk@unionvaleny.us or (845) 724-5600. In-person attendees will be able to sign up when entering the hearing room. For any other questions contact the Town Clerk at townclerk@unionvaleny.us or (845) 724-5600.

UNION VALE TOWN BOARD PUBLIC HEARING DECEMBER 4, 2024

249 DUNCAN ROAD, UNION VALE, NEW YORK

UNION VALE TOWN HALL 7:30 PM

PRESENT: Supervisor Steve Frazier

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

Town Clerk: Andrea Casey

Town Attorney: Attorney Jeff Battistoni

Supervisor Frazier called the public hearing to Order at 7:00PM

Amy Hardisty- Liberty Way, is a wedding/event planner and consultant, not opposed to a venue in the RD10 district as a whole, just on any lot in the RD10 district that is less than 150 acres, as it doesn't provide the ample sound barrier needed for nearby neighbors. She is also not in favor of any venue on any RD10 lot that borders a residential zone for the same reason. Her main issue is noise, she sited each venue in the area is over 100 acres, she feels the 8pm noise ordinance should be in effect for Town of Union Vale.

Vicky Pittman- is not in favor of the change in zoning, there are no restaurants to be allowed and feels the wedding venue swap to conference center isn't a comparable swap. She cited examples of other things are not allowable in RD10 and does not feel the code should be changed on a per case basis.

Hans Hardisty- Liberty Way, spoke about the RD10 zoning original intent and is not in favor of this change and feels the proposed changes should be considered in the larger scope of the master plan. Also has issues with the potential noise and impact on emergency services. Traffic is another issue, along with larger acreage for this type of venue.

Leah Struzzi, Wingdale Mtn Road, is not in favor of this type of venue noting the application of this area is not an ideal location and has concerns about the traffic and maintaining the towns rural character.

Joe Fuscaldo- potential property owner, spoke about his intention with his project highlighting 160 people not 200, created a soundproof building so no sound escapes the building and designed it accordingly. He explained fireworks would not be used the Town did not allow, they are envisioning a farm venue mirroring the houses on Liberty Way. He pointed out venues on 3 acres or less and wants this to be a working farm in some sense.

Supervisor Frazier noted they did not receive the information from DC Planning and would like to table a vote and potentially extend the public hearing. This was motioned by Supervisor Frazier and seconded by Councilman Welsh and all were unanimously in favor.

Respectfully Submitted,



Andrea Casey
Town Clerk

UNION VALE TOWN BOARD MEETING DECEMBER 4, 2024

249 DUNCAN ROAD, UNION VALE, NEW YORK

UNION VALE TOWN HALL 7:30 PM

PRESENT: Supervisor Steve Frazier

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

Town Clerk: Andrea Casey

Town Attorney: Attorney Jeff Battistoni

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

Motion Approve Minutes: Councilman Welsh made a motion to approve the November 6, 2024 meeting minutes which was seconded by Councilman Cartalemi and all were unanimously in favor.

Supervisors Report

- Thanked resident Darren Sampson for volunteering his time to film the meetings.
- Reviewed the budget and observed that it will cost the residents \$1 more per parcel which was due to the cost of living adjustments cut from employees and some services and funneled into the library line which 2/3 of residents voted to not fund.

Board Member Reports

Councilman Welsh – nothing to report

Councilman Cartalemi- spoke about his impression of the 2025 budget. In his opinion, the original budget was crafted to make it look better which was done by removing money from the engineering and legal funds. There was almost \$70,000 taken out to supply things cost of living increases. He noted everybody got a raise, every single person that that is a full-time employee got a raise and encouraged the Supervisor to review the budget line by line as he did at the meeting, which was never presented in that format to the Town Board.

Councilman Durland – reiterated with Councilman Cartalemi and had nothing else to report.

Councilman McGivney- worked with Supervisor Frazier on replacing the old florescent lights at the equipment shelter for the recycle center we replaced them with newer LED fixtures that will use less electricity put off a lot more light. Secondly, he attended the cookie swap at Town Hall just prior to the meeting. Noted it's a great time got to sample a lot of the cookies that our residents made and brought & was a success, looks like it's going to be done again next year.

Town Clerk Report

Clerk Casey reported that the 2025 recycling passes are almost available but can be purchased and receive one in the mail as they become available.

Town Justice – Justice Paul Pancio spoke about the impacts of the budget on the Town Court, felt that statements made the court is failing is false, as they do generate some revenue. He also noted that as a Town Board They are here for Justice. He further spoke about the training and location. He stated the budget was not done correctly as it lacked input from the Departments especially the Court and from the residents. He also stressed the need for a raise for the Court Clerk as other towns are soliciting her.

Councilman Cartalemi apologized for any statements that were misinterpreted, he spoke about the research he did was in the northern part of the County. He does agree with a more itemized approach for the line items. They both agreed that training is a very important aspect for Court as well as all other departments.

Recreation Report, Submitted by Recreation Director Maggie Collins

Thank you to everyone who participated in our first ever community cookie swap. We had a lot of fun swapping recipes and delicious sweet treats! Congratulations to our winners, and we look forward to hosting another swap in the future.

This Saturday December 7th we will host the annual Grand Illumination scheduled from 4:30pm-6pm. This event is free for residents and \$5 per family for non-residents. Families and friends can enjoy warm drinks and snacks, crafts, and a visit from Santa. At 6pm all will be invited outside into the park to enjoy watching the holiday lights turn on and start off the Winter season. We will also once again be accepting unwrapped toy donations on behalf of the Hope Through Pope toy drive. These toy donations will be enjoyed by the Children's Home of Poughkeepsie. The donation box is currently placed up in Town Hall, and will be located Santa at the Grand Illumination. More information for both of these events can be found on our social

media pages and the Parks and Recreation website. She also Spoke about the first Union Vale Cookie Swap.

Parks Report, Submitted by Park Manager Vincent Germano

- The parks department has been focused on putting up Christmas lights and preparing for The Grand Illumination event that is taking place this coming Saturday at the park.
- Thankfully we had gotten our trucks ready and were able to deal with the storm that hit a few weeks ago and clear the areas that we are in charge of maintaining. The storm knocked out the transformer for the park building and central Hudson had to come in and replace it.

Equestrian Center Report, Lorreta Ryan, Equestrian Center Director

We had a fun year this year in June we had our annual draft horse poll which has been a long-standing tradition here at the park if any of you know Betty and Rich Albrecht and this year we had our biggest competitive field of horses we ever had since hosting the poll we had 10 teams in the lightweight and 12 teams in the heavyweight. This event is only possible through the generosity of our wonderful sponsors. I have the full list of the sponsors in the brochure, also posted on Facebook. Next year we'll be having our 30th Anniversary it'll be held on Saturday June 7th so mark your calendars if you've never been to this event. I strongly encourage you to bring the family and see some real horsepower power. If anybody wants to be a sponsor I can get you a sponsorship form. Last month we held our year-end celebration at the Links, we had about 80 people from friends, family, neighbors, trainers, Town Officials draft horse enthusiasts, Horse Show competitors, and volunteers again all coming out to mark the end of another year Thank you to the local businesses and people that supported our silent auction as well while those names and businesses are posted on our Facebook page. We held three horse shows this year April, June, and September and it's great to see the interest that year-over-year has grown. We even needed the assistance of our town constables for parking at the September show. She read a letter from an attendee of one of the shows. She also spoke about new awards and thanked everyone that helped.

Library Report

Randy Braun, Library Trustee Attorney

Spoke about proposition #2 and noted the verbiage of the question did not include "shall the town abolish the Union Vale Library". The trustees feel this was not sufficient to legally abolish the Union Vale Library and feels it is an advisory opinion. If there is another proposition citing the proper verbiage of abolishing the library, and it is voted no by the voters it fine however at this time they feel it is premature. While the trustees are willing to work with the board he stated that if there is an effort to abolish the library for example, in January that's going to force the trustee's hand to seek judicial intervention to confirm that the proposition in fact does not abolish the existing Library. The trustees have taken the oath of office required by the New York State Constitution and are fiduciaries and as fiduciaries they have to take all appropriate steps to protect the interests of the library. Abolishing the library on these facts is not something that the trustees believe is appropriate therefore, they are hopeful that they can work with the board moving forward. Education Law Section 259 deals with the turnover Library funds they are requesting 2024 funds to be turned over to the treasurer. They also are requesting 2023 even though the library wasn't chartered, funds were collected for the library for library purposes. 2025 nothing has come up yet but to the extent that any monies are collected in 2025 he asserted that those monies will have to be turned over upon demand not only collected but in 2023 we're also talking about monies that were encumbered for the specific Library purpose. The trustees are willing to work with the to try to resolve these issues but in the event that that can't be effectuated, the trustees are going to have to do is they're going to have to take appropriate legal action in order to advance that and that's only going to cost taxpayer funding to do that and we think that that would be a travesty.

Attorney Battistoni gave his opinion. Prior to the last meeting the president of the board Trustees of the library had submitted a letter to the town the letter included a written request for payment to the trustee to the treasurer of the Board of Trustees of funds that had been raised by taxes for Library purposes supported the library so at the last meeting he had to research that and did submit an email Tuesday to the town board members where he summarized his advice New York State education law section 259 is the relevant section and copied that for the town board members did distinguish between three years. For 2024 there's a budget where funds are encumbered for support of a public library and reading in part it says, "money received from taxes for the support of a public library shall be paid over to the treasurer of such Library upon

the written demand of its trustees” and so I think for 2024 fund should be turned over to the library treasurer in 2023. I didn't think it was clear we have to go back and look at what is in the budget from then since the library had not yet been chartered there's a reference here to having funds expended on properly authenticated vouchers they don't know whether an event happened in 2023 at the I don't know whether a separate fund was ever created in 2023. I don't know at the end of the year money stayed in the library fund or it got paid into the town general fund so we know what it needs to be done in a way just internally with the book here. 2025 is not there yet there are no funds so that was my advice in my email. I did say however as an ending matter that there's been a proposition in the town practically speaking right now there are three votes on the town that have been supported by the municipal Public Library. In January he speculates this will change direction. I think that the intent of the proposition was to address the issue of abolishing clearly the word abolish is not used but the intent is there. Supervisor Frazier spoke Frank Reese at the Board of Regents who stated from the States point of view the proposition is binding. Attorney Battistoni stated this is a new issue and would prefer something in writing and urged the Town to gain this letter as soon as possible. There was further discussion on this matter.

Public Comment Agenda Items

Paula Young, Verbank Club Rd, spoke about the ideals that Supervisor Frazier & Councilman Elect Harrington ran on and had concerns that they are standing in the way of a public library. She hopes they can find other revenue sources such a cell tower.

Jean Moore, Darren Road, she spoke about the library steering committee results, the 414 proposition which failed by 139 votes and referenced misinformation being circulated. She also cited the library lease permissive referendum and how that was circumvented. She also spoke about the latest proposition in November and how it is under scrutiny over wording when the intent is obvious. She asks when the town board will do what the majority of residents want as recently demonstrated.

Motion to Table RD10 Code Change Vote

Councilman Cartalemi made a motion to table the vote until further notice which was seconded

Recycling Center Rates

Supervisor Frazier noted numbers were given based on rates prices look good, based on weight There will be a resolution on fee changes for next meeting.

Public Comment Town Issues

Chuck Richwine, on the Green, spoke about gaining other ways of generating town revenue such as the cell tower to help fund other services for the Town.

Approve Budget Adjustments, Transfers, Warrants, Pay Bills

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

Next Meeting

December 18th at 7:30

Motion to Adjourn At 8:38PM Councilman Welsh made a motion to adjourn the meeting which was seconded by Councilman McGivney and all were unanimously in favor.

Respectfully Submitted,

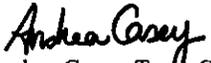

Andrea Casey, Town Clerk

EXHIBIT H

Dutchess County Department of Planning and Development

DUTCHESS COUNTY	To	Date	#pgs
	Co./Dept.	From	
	Fax #	Phone #	

239 Planning/Zoning Referral - Exemption Communities

Municipality: **Town of Union Vale**

Referring Agency: **Municipal Board**

Tax Parcel Number(s):

Project Name: **Revised LL no. 2 of 2024**

Applicant: **Town Board**

Address of Property: **249 Duncan Rd, Lagrangeville, NY 12540**

Please Fill in this Section

Exempt Actions:* 239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

Exempt Action submitted for informal review

Actions Requiring 239 Review

- Comprehensive/Master Plans
- Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- Rezoning involving all map changes
- Architectural Review
- Site Plans (all)
- Special Permits for all non-residential uses
- Use Variances for all non-residential uses
- Area Variances for all non-residential uses
- Other (Describe):

Parcels within 500 feet of:

- State Road:
- County Road:
- State Property (with recreation area or public building)
- County Property (with recreation area or public building)
- Municipal Boundary
- Farm operation in an Agricultural District

Date Response Requested: **12/2/2024**

Entered By: **Gurnett, Clayton**

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- Matter of Local Concern
- No Jurisdiction
- No Authority
- Withdrawn
- Incomplete - municipality must resubmit to County
- Exempt from 239 Review
- None

Comments Attached:

- Local Concern with Comments
- Conditional
- Denial
- Incomplete with Comments- municipality must resubmit to County
- Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **11/22/2024**

Date Received: **11/22/2024**

Date Requested: **12/2/2024**

Date Required: **12/20/2024**

Date Transmitted: **12/18/2024**

Notes:

Major Project

Referral #: **ZR24-406**

Also mailed hard copy

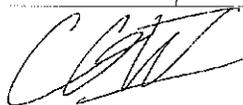
Reviewer: 

EXHIBIT I



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 February 5th at 7:00 o'clock p.m. prevailing time, on proposed Local Law #1 of 2025 (formerly 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".

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 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/89368763521?pwd=2TfgHfV9zibPDLY2pl8x2KjoabqgiZ.1>

Meeting ID: 893 6876 3521 with Passcode: 872425

The invite for participating on Zoom will also be posted on the Town of Union Vale website www.unionvaleny.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 x100. 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 x100.

UNION VALE TOWN BOARD PUBLIC HEARING RD10 L.L. #1 OF 2025
249 DUNCAN ROAD, UNION VALE, NEW YORK
UNION VALE TOWN HALL 7:00 PM
PRESENT: Supervisor Steve Frazier
Town Council: Kevin Harrington, Kevin Durland, Kevin McGivney, John Welsh
Town Clerk: Andrea Casey
Highway Superintendent: Ed Kading - Absent
Town Attorney: Ian Lindars – Absent

Supervisor Frazier opened the public hearing at 7:30 P.M. He gave a summary of what the local law would encompass as a town wide code change for RD10 zoning. They are proposing removing “conference center” and replacing it with “wedding venue” which will have a lower impact on the towns rural character. He further explained that all projects set forth would still undergo the process and procedure through the towns planning board.

Public Comment:

Vicky Pitman – Bruzugul Road, spoke about her concerns with the noise from something such as a wedding venue. Although the proposal sounds nice, she does not wish it to be near her home. She is not in favor of this code change.

Luise Chassange, Bruzugul Road, opposes this vehemently as it opens to the door to other possibilities. Although it is not there yet, she feels a for-profit business in a residential area. She feels the country atmosphere is not suitable for a wedding venue. She is also concerned about traffic and Bruzugul already being dangerous and now a commercial venue would include more than cars.

Pat Cartalemi, Rose Court, spoke about issues of the code that need further clarification. This is for business meeting and similar events, or even 3-4-day events. He also pointed out the line ‘no major grading’ there is no definition and should be defined. He spoke about need for more specifics with maximum square footage other than dining a bar facilities in 6,000 sqft. He spoke about the 200 ft from property line and cited 64 decibels travel 200 feet, other areas of issue are outdoor activities and the noise ordinances with variable times, square footage, parking should also be clarified.

Josuha Mackey, representing Amy & Hans Harsidity, did a cost benefit analysis and urges the board to further research issues brought forth in his letter which was also distributed to the Town Board. (Attached)

Robert Stockley, Bruzugul Road, is concerned about Bruzugul and the traffic site distance with new development. He is not in favor of the code change and likes the town the way it is.

Hans Hardisty, Liberty Way, against the RD10 code change and spoke further about the issues with this potential change, he is also upset about the notice to residents about this change. He points out no petition or application has been filed. He is concerned this change is being done for an out-of-town developer rather than in the best interest of the Town. His other concerns are increased traffic, delivery vehicles and overall safety of travel for his family and neighbors. He brought forth a letter of a potential property buyer on Liberty way who will not purchase based on this potential change of code and further cited decrease in property values and it not being in line with the master plan.

Paul Canevari, Bruzugul Road, moved here to enjoy the rural beauty, he is against this code change and has concerns about the traffic, noise, and overall change or character of the Town.

Peter Rodriguez, Liberty Way, is worried about the increased traffic and the potential combination of drinking and driving. He is not in favor of this code change.

Adam Croner, Liberty Way, is against the wedding venue code change, sent an email outlining his concerns. His major worry is how many people oppose this idea and noted the number of people who have spoken out about not being in favor of this change.

Amy Hardisty, is firmly against the RD10 zoning changes, noted the reasons she is against this and cited it conflicts with the town code. She stated this code change is not a simple way of further defining conference center or to remove conference center from the code. She pointed out this also reduced the acreage required from 100 acres to 50 acres, goes against the town noise ordinance from 8:00pm to 10:00pm. Her concerns are that the Town Board reviewed this section of the code with knowledge of a looming application. In her opinion, allowing a wedding venue in this area goes against the Towns master plan. She feels based on these aforementioned items, this is spot zoning and is illegal and this code change is not in the best interest of the Town.

Motion to Close the Public Hearing

Councilman Durland motioned to close the hearing at 7:28 PM which was seconded by Councilman Harrington and were unanimously in favor. Supervisor Frazier noted all comments will be considered.

Due to the letter submitted by Attorney Mackey, the Board will not be voting on the items tonight but they will have discussion.

Comments from residents not in attendance are also attached

UNION VALE TOWN BOARD MEETING FEBRUARY 5, 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 - Absent

Town Attorney: Ian Lindars

Supervisor Frazier opened the meeting with a Salute to the Flag

Motion Approve Minutes: Councilman Welsh made a motion to approve January 8, 2025 meeting minutes which was seconded by Councilman Harrington and all were unanimously in favor.

Supervisor Report

- All agreed to add discussion of park truck for new business and an executive session for town security after new business
- Working on year end reports for county and the state, working with engineer on salt shed will have bid package for review soon
- Check website for status of town hall for closing tomorrow due to the impending storm
- Working on cell tower with assembly and senate
- Attorney Lindars updated the timeline for the cell tower, phone conference with cell tower company and NYS, home rule request, resolution has been sent and bill number secondary resolution and home rule request form to be submitted for the next phase, this is on target, although the time frames may facilitate a special meeting
- Library getting up to speed on the issues and proposition. Continuing to review

Board Member Reports

Councilman Welsh- RD10 vote reviewing zoning and master plan and find consistency and is unable to. Supervisor Frazier Advised to look at report from the planner

Councilman Harrington – staying abreast of the library issue and hopes for a resolution, has been following the park truck feels gas is better than diesel

Councilman McGivney- reviewing correspondence regarding the RD10 code change.

Councilman Durland- speaking to residents about rd10 change and reviewing the master plan

Town Clerk Report

Clerk Casey advised the 2025 recycling center permits are still available. Town of Union Vale is partnering with Town of Beekman for the annual ‘Valentines for Vets’ event this Saturday from 10:00-12:00pm please stop by and make a card which will be distributed to various VFW posts in the area.

Tax Collector Report

Ms. Saglibene reported January 31st had 19% in and today 22%. She is hopeful she can pay fire dept soon. She also advised and credit cards taking up to 72 hours to clear the account. She reminded residents to come in person during the week or Saturday's 9-12.

Recreation Report, submitted by Recreation Director Maggie Collins

Registration for our Summer Camp programs is currently open to town residents only, and will open up to non-residents this upcoming Monday, February 10th. Our team greatly suggests to non-residents that if you do not currently have a household account on our Parks and Recreation website, to do so in advance to allow a smooth registration process. For further information on our Summer Camp programs please visit our Social Media pages, our Parks and Recreation website, or call/email our team at the Parks Office. She gave a document to the Board about the budget changes for the summer camp hourly minimum wage rate and increased responsibility for some positions. She also advised the Board the concession stand manager is retiring and we will need to find a replacement.

Parks Report, submitted by Park Manager Vincent Germano

- We are still taking down Christmas decorations. We are refinishing some of the signs around the park, such as the main Tymor Park sign in front of the park building and the Senior Center sign.
- The changes to the TGTT area were finished last week, which included new carpet and removing a non-structural wall.
- Our dump truck is having multiple problems with the Diesel particulate filter and fuel pressure. The highway has thankfully lent us one of their trucks so we can deal with the snow until we figure out what to do regarding our truck.
- The garage door opener at the 2 Tymor Park Road rental house was very old and kept having problems, so we replaced it.
- Our weekend Maintenance employee has put in his resignation notice. There is a job posting with more details on Indeed under The Town of Union Vale if anyone would like to apply.

Senior Center Report, President of the Senior Club

On behalf of the Union Vale Senior Club (UVSC), I am pleased to provide this update on our recent activities, community initiatives, and upcoming events. Our club continues to grow, offering engaging opportunities for seniors while fostering a welcoming environment for both current and prospective members. With regard to Organizational Updates & Accomplishments With the start of the new year, we welcomed a new Executive Committee, which has been actively meeting for weekly working sessions at the Union Vale Senior Center Mondays through Wednesdays. We have expanded the hours on Fridays from 10 AM to 3 PM.

In January, we celebrated National Soup Month with a Senior Soup Celebration on January 24, which was a great success. Additionally, we launched a Resource Table, providing essential materials, including a feedback box, membership packets, and informational flyers to support community engagement and new member outreach. We also completed a thorough reorganization of the Senior Kitchen and storage areas, including an inventory update for our Medical Closet. Alongside this, we are actively working on proposed bylaw amendments to enhance club operations and sustainability. With regard to Community Growth Initiatives To further increase engagement, we continue to expand our social media presence and provide updates on club activities. Additionally, we have designed professional business cards to help members introduce prospective members to UVSC.

Looking ahead, we are actively planning exciting/025 activities and exploring new event opportunities, ensuring the club remains a thriving and dynamic community resource.

Upcoming Events & Highlights

Friendship February (Open to Prospective Members) Feb. 7: Origami 101-A creative and social activity for all.

Feb. 14: Valentine's Friendship Potluck - Members share a favorite dish while celebrating friendships. Feb. 21: Members-Only Luncheon & Monthly Membership Meeting.

Feb. 28: Game & Craft Da opportunity for prospective members to join in March Madness Month

March 7: Mahjong 101-A professional instructor will teach members how to play.

March 14: Game Day (open to prospective members).

March 21: Members-Only St. Patrick's Day Luncheon & Monthly Membership Meeting. March 28: Game & Craft Day (open to prospective members).

Spring is right around the corner and our Future Planning includes-

May 2: Kentucky Derby Party- We will be streaming the 151st Race and offering delectable delights and creative mocktails with a twist on classic Derby Day favorites.

We are in discussions on proposed New Events: We are discussing hosting a Senior Bazaar (tag sale), a Pig Roast or BBQ, Glamorous Grandparent Day, Gardening Party and having a Union Vale Senior Club booth at Tymor Equestrian Center events. We are exploring cost-effective options for events such as a BBQ or pig roast, with estimated costs and vendor discussions underway. The Union Vale Senior Club continues to thrive with strong community engagement, exciting events, and expanding membership opportunities. We appreciate the town's continued support and look forward to enhancing the lives of our senior residents.

Public Comment Agenda Items- None

Deputy Code Enforcement Officer Discussion

Good evening everyone. At my request Supervisor Frazier has allowed me to speak to the board concerning the future of the Union Vale building department and my concerns with the adopted budget for the 2025 year. For those of you that have yet to interact with my office my name is George Kolb the acting building, Zoning, Fire official for the Town of Union Vale.

I was hired approx. 15 years ago, by Supervisor Lisette Hitsman and previous councilman Steve Frazier and current councilman John Welsh. I guess I can surmise that the fact that I am seldom asked to attend these Town Board meetings shows the elevation of professionalism, efficiency of my office since my tenor, as well as showing the respect to the residents of this town. Since my hire, I firmly believe that this building office has become one of the most respected and efficiently run in all of Dutchess County, bar none. From the turnaround time of processing permits, to acting on complaints and compliance to building and town codes. As some of you are aware I've made the, somewhat sad decision, to retire at the end of this year and start the next chapter of my life (as they say). In order to have a meaningful transition period I had sat down several times with Supervisor Frazier last Fall to discuss an exit plan that would allow a part time deputy inspector to learn the many faceted duties and responsibilities of this position and nuances of the town. I have witnessed numerous towns and villages that have failed to provide a plan for transition and what disruption that it caused to its residents and the municipality.

A detailed plan with budgeted salaries and anticipated revenue were discussed at length to adequately train a new hire. This was a well thought out plan to the needs of the Town and its residents. As you are all aware during my tenure here, the start of the Covid epidemic in 2020 caused havoc with municipal lock downs. Many of the surrounding building departments simply closed down to the public. This office never closed and was always accessible to your residents and contractors. During that time, I assumed that revenue in my office would drop dramatically. To my surprise revenue in my office met its target for the two years that we endured this epidemic. In each of the following years up to this current year my anticipated budgeted revenue has exceeded by 20-30%. That equates typically from \$20,000 - \$30,000 in additional revenue each year to the town. This you can assume can be correlated to the additional work load for my department. To my surprise, this past budget cycle, the Town board failed to vote for Supervisor Frazier initial budget with a 0 % tax increase. It is my understanding that ultimately a budgeted amount of approx. \$220,000 was inserted to the approved budget for the funding of a library.

This proposition for library funding was over overwhelmingly turned down in the last November election. This last-minute change removed both deserved raises for town staff and the addition to a part time deputy inspector for my office. I'm not here to discuss the politics or the need or lack of for a Town owned library. I'm here to try to explain how this will negatively affect the town. I strongly and respectfully request the current Town Board reconsider and amend the 2025-year budget to reflect the initial budget requests from Supervisor Frazier. Your residents deserve to have the building department operate as smoothly and efficiently as it has been for the last 15 years. But more importantly to give the deserved raises to your town staff. I have worked for several municipalities, and as I have always said for the past 15 years, these are some of the finest, thoughtful and hardest working municipal employees I have ever had the pleasure to work with. From the Town highway to the park maintenance workers. The recreation department. The court staff and Constables and All the Town Hall staff in every department. We all provide a service with respect and smile, whether it generates revenue or not. There's an old saying "NOT MY JOB" I have never heard those words in this Town. Every employee always offers to help each other for whatever and whenever their asked. ALWAYS! Every employee always treats

your residents with respect and unending patience. ALWAYS So, I speak for myself and all the employees of this town. Please reconsider these needed and deserved budget amendments. Thank you all for the time for allowing me to speak tonight on these important issues.

DPW Signs by Dutchess County

Supervisor Frazier sent the Board and email explaining DC County DPW is able to print these door deals for a much lower rate than commercial outfits. He would like to join with the Boards approval. Councilman Welsh, McGivney, Durland and Harrington agreed this is a great way to save money and work with the County.

Motion to Join DPW Sign Program

Councilman Harrington made a motion for the Supervisor to contact the DPW and facilitate all paperwork to join this program which was seconded by Councilman Welsh and all were unanimously in favor.

Sponsor LaGrange Little League

Supervisor Frazier explained the fee was \$750, for LaGrange little league, as it has been a longstanding tradition. Councilman Welsh & McGivney agreed to move forward, since Union Vale does not have their own team. Supervisor Frazier offered this could be moved from contingency fund and be drafted for next meeting.

RESOLUTION AUTHORIZING ACCEPTANCE OF AN OFFER OF A HIGHWAY RIGHT OF WAY (ROW) DEDICATION AND A DECLARATION OF A SNOW EASEMENT (See Attached)

Vitale Property Snow Easement, asked to approved an accurate map that reflects the existing conditions, this is to allow the closing, there is no cost to the town, map was prepared by Engineer Brian Stokosa.

Park Truck 2016 Emergency Repair

Supervisor Frazier advised the Board the truck needs repair. This truck is set up for ice control and plowing which clears the fire houses and town property. A 2016 truck with rust damage and emissions issues. The repair is close to \$13,000.00 which is worst case scenarios. There was further discussion on this issue.

Motion Repair 2016 Park Truck

Councilman Harrington made a motion to move forward with the necessary repairs which was seconded by Councilman Welsh and all were unanimously in favor.

Budget Amendments

Building Dept Supervisor Frazier said when this was first brought up the entire board was in favor of this to preserve the continuity of the department. This would be a one-time cost and eligible for fund balance. Councilman Welsh suggested this might be an idea for correcting the park salaries. Councilman Durland explained that the budget adjustment was not a reflection on disservice to his department. Mr. Kolb further explained the extreme need for the benefit of the residents and the Town. Supervisor Frazier will have the Town Attorney write up a resolution for a future meeting.

Other amendments will be tabled after further research

RD10 Code Changes – Supervisor Frazier suggested to table the resolution, they are not prepared to vote due to the new correspondence.

Councilman Durland stated there were many fair points spoken about tonight and each hearing. He feels the inconsistency with the time in the code for 10:00pm is contradictory, the 100 acreage, perhaps a traffic study. He pointed out that the resident's tonight were here for a specific lot in the confines of this code change and this could potentially affect many lots in this district. Councilman Welsh noted not a single resident spoke in favor of this change and that the majority of this town is on RD10 and will affect many lots. There was further discussion on the other potential possibilities of what is already allowed within the code and focusing the conversation on the town code change not a specific project.

Public Comment Town Issues

Jean Moore, Darren Road, wrote 7 reasons to abolish the library and cancel the lease with the Union Vale Library. Full report on file in the office of the town clerk.

Laura Lahay, S. Smith Road, in opposition of the library, she feels the proposition is valid and is encroaching completely on the Senior Center. She asks the Board why is this still an issue after a fair vote.

Pat Cartalemi, Rose Court, spoke about the RD10 code change, he brought up issues with this project that were ignored when on the Town Board. He feels that this code change was for the specific developer and cited emails to that affect.

Attorney Eriole stated that no one has said there was not communication about this one particular property or even that it may not have been the impetus for considering this change. What was said was when it was determined it might be a good law to consider, that it would be something the board might find beneficial as a zone change within the RD10, this is not being done for the benefit of one developer or the urging of that developer and feels there as been no indication by this board that they would pass a bad law to satisfy any developer. Supervisor Frazier stated he researched all lots affected by this change.

Amy Hardisty, Liberty Way, stated that there are few restrictions, and feels this change was very specifically reduced from 100 acres to 50 acres to specifically allow this one particular parcel to qualify and that is why she has an issue.

Executive Session Councilman Welsh made a motion to enter executive session to discuss town security, which was seconded by Councilman McGivney and all were unanimously in favor.

Executive Session Councilman Welsh made a motion 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.

Motion Approve Minutes: Councilman Welsh made a motion to approve December 18, 2024 meeting minutes which was seconded by Councilman McGivney and all were unanimously in favor, however Councilman Harrington abstained as he was not on the Town Board at the time.

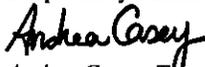
Approve Budget Adjustments, Transfers, Warrants, Pay Bills

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

Next Meeting February 19, 2025 at 7:30pm

Motion to Adjourn At 8:54 PM Councilman Welsh made a motion to adjourn the meeting which was seconded by Councilman McGivney and all were unanimously in favor.

Respectfully Submitted,



Andrea Casey, Town Clerk

From: [Colin M. Martin](mailto:Colin.M.Martin@unionvaleny.us)
To: townclerk@unionvaleny.us
Cc: [cheryl.fil.martin](mailto:cheryl.fil.martin@unionvaleny.us); councilmandurland@unionvaleny.us; councilmanmcgivney@unionvaleny.us; councilmanpat@unionvaleny.us; supervisor@unionvaleny.us
Subject: Opposition to change in zoning - Letter for meeting
Date: Tuesday, January 14, 2025 3:29:25 PM

Dear Town Board Members,

We write to you to express our **strong objection** to the proposed changes to the local zoning law that would allow catering facilities within the R-10 District of the Town of Union Vale.

Families in the area live in Union Vale for the peace, quiet, and privacy afforded by large lots, scenic views, and a rural atmosphere. Changing the law would hurt the integrity of our town and create a massive disturbance to the area.

Below is a list of the significant negative impacts we foresee if a wedding venue/catering facility is allowed on Bruzgul Road:

1. **Increased Traffic and Safety Risks:** Most important, the intersection of Route 55, East Noxon, Bruzgul Road is extremely hazardous. This would not only increase traffic from guests and vendors but could also add significant risks due to the higher volume of vehicles, including delivery trucks, buses, and staff. Additionally, a wedding venue could lead to more intoxicated drivers on the road. The road is already in need of a traffic study, but this venue would increase the traffic twofold.
2. **Noise:** The noise from the events and from the trucks delivering food and equipment, guests. The noise travels easily in the area as we are on the top of the hill and could become a significant disturbance to the surrounding community.
3. **Danger:** The blind spot at the top of Bruzgul Road already make it dangerous for children getting off the school bus or for anyone on the street to cross to get our mail. Adding more traffic or, worse, a venue entrance in this area would be a serious safety concern.
4. **Trespassing on our Private Road:** As residents of Liberty Way, we

already face concerns about non-residents using our private road for sightseeing (Sunsets). A catering facility would only exacerbate these issues, with more out-of-town visitors potentially trespassing and increasing traffic in our neighborhood.

5. **Decreased Property Values:** As the property owner that is directly across from the proposed venue would be, my property value would be mostly affected, and we have been informed by a local real estate attorney that this would also impact the value of our land.

6. **Uncertainty in future buildout:** We have no idea what the future are of this business in terms of expending the venue and therefore, further increasing traffic.

We urge the Town Board to carefully consider the long-term consequences of allowing a venue in this residential area. The potential for disruption to our community's peace, safety, and quality of life is substantial, and is completely counterintuitive to why our residents live here.

I would appreciate being informed about any upcoming meetings on this matter to share our insights further.

Thank you for your time and consideration.

Sincerely,

Colin and Cheryl Martin!
31 Liberty Way

--

Colin M. Martin



Justin LaFalce
(845) 224-5792
jlafalce@kw.com
2537 RT-52,
Junction, NY, 12533

January 29, 2025

Dear: Union Vale Residents and Representatives:

My name is Justin LaFalce and I am a Team Leader with The Hudson Valley Team at Keller Williams Realty Partners - a highly skilled and dedicated group of real estate professionals. Our team consists of some of the top performing Realtors® in the Hudson Valley Region, with over 20 agents, we offer a higher level of experience, knowledge, and connections to bring our clients exactly what they need, no matter the situation.

It has come to my attention that there is a proposed zoning change to allow event / wedding venues in Union Vale in the RD-10 district.

I would like to bring to your attention that I was the listing agent for a property on Liberty Way. I had qualified buyers interested in this property, but it did not sell because of a rumor that a wedding and event venue was proposed on Bruzgul Road. This is a clear and relevant example of how a non-residential use can negatively affect residential property demand and values.

It is my professional opinion that a wedding and event venue in this residential area will have numerous negative effects on property values. As a realtor, we see how area businesses and local properties certainly play a factor on property values, and a venue will have all the following negative impacts (and likely others), on not only Liberty Way, but also surrounding areas as well due to:

Increased Traffic:

An event venue can significantly increase traffic congestion on local roads, especially during peak times when events are occurring. Visitors may struggle to find parking, leading to overflow into residential streets. Traffic comes not only from guests, but also staff, vendors, delivery trucks, and visitors. All of these pose risks during before, during and after events.

Drunk Driving:

Alcohol is often served at weddings and other events, which can increase the likelihood of drunk driving incidents in the area. This poses a danger not only to guests but also to residents, animals and pedestrians.

Noise Affecting Quiet Enjoyment:

Weddings and events can produce high levels of noise from music, celebrations, vehicles, fireworks, generators, equipment, and guest activities, disrupting the peaceful environment that residents expect.



Late-night events lead to disturbances that interrupt sleep and daily routines for neighbors. This is not limited to weddings, but also: Birthdays, Corporate, Holiday, Religious event happen all week all year.

Light Pollution:

Outdoor lighting from weddings and events, such as spotlights and decorative lights, can contribute to light pollution, adversely affecting the quality of life for nearby residents. Excessive lighting can disrupt the natural nocturnal environment and impact local farms and wildlife.

General Aesthetics:

A wedding venue could clash with the residential character of the neighborhood, altering its aesthetic appeal. The presence of large structures, parking lots, and increased foot traffic may detract from the charm and atmosphere of the area.

All in all, it is my professional opinion that an Event Venue will lower property values for its surrounding neighbors. This was evidenced by me first hand regarding a property on Liberty Way.

I appreciate your consideration to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin LaFalce".

Justin LaFalce
Team Leader
1(845) 224-5792
jlafalce@kw.com

More on our Team:

Our team consists of some of the top performing Realtors® in the Hudson Valley Region. With a team of over 20 agents, we offer a higher level of experience, knowledge, and connections to bring our clients exactly what they need, no matter the situation. As active members of two Real Estate Boards and multiple listing services, our listings reach a wide audience, extending from the Hudson Valley to New York City, Long Island, and over 100 real estate websites. We maintain good standing with esteemed associations, including the Dutchess County Association of Realtors, Hudson Gateway Association of Realtors, New York State Association of Realtors, and the National Association of Realtors. The Team is well-equipped to handle both personal and commercial real estate transactions in 9 counties and we boast a fantastic new construction division. Additionally, we have developed strong partnerships with a diverse range of vendors, enabling us to refer our customers to trusted professionals who can guide them throughout their entire real estate journey.

From: [Colin Martin](#)
To: [councilmandurland unionvaleny.us](#); [councilmanmcgivney unionvaleny.us](#); [townclerk unionvaleny.us](#);
[councilmanpat@unionvaleny.us](#); [supervisor unionvaleny.us](#)
Cc: [cheryl fil martin](#)
Subject: Re: Opposition to change in zoning - Letter for meeting
Date: Tuesday, February 4, 2025 8:01:55 PM

Hi all, I would like to make sure the below letter will be read tomorrow at the meeting as I will not be able to attend the meeting

Please confirm receipt of this email I did not get a response to my last email.

Colin Martin
31 Liberty Way

Dear Town Board Members,

We write to you to express our **strong objection** to the proposed changes to the local zoning law that would allow catering facilities within the R-10 District of the Town of Union Vale.

Families in the area live in Union Vale for the peace, quiet, and privacy afforded by large lots, scenic views, and a rural atmosphere. Changing the law would hurt the integrity of our town and create a massive disturbance to the area.

Below is a list of the significant negative impacts we foresee if a wedding venue/catering facility is allowed on Bruzgul Road:

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2. **Noise:** The noise from the events and from the trucks delivering food and equipment, guests. The noise travels easily in the area as we are on the top of the hill and could become a significant disturbance to the surrounding community.

3. **Danger:** The blind spot at the top of Bruzgul Road already make it dangerous for children getting off the school bus or for anyone on the street to cross to get our mail. Adding more traffic or, worse, a venue entrance in this area would be a serious safety concern.

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5. **Decreased Property Values:** As the property owner that is directly across from the proposed venue would be, my property value would be mostly affected, and we have been informed by a local real estate attorney that this would also impact the value of our land.

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We urge the Town Board to carefully consider the long-term consequences of allowing a venue in this residential area. The potential for disruption to our community's peace, safety, and quality of life is substantial, and is completely counterintuitive to why our residents live here.

I would appreciate being informed about any upcoming meetings on this matter to share our insights further.

Thank you for your time and consideration.

Sincerely,

Colin and Cheryl Martin
31 Liberty Way

Colin.m.martin@gmail.com

Cherylfilmartin@gmail.com

--

Colin M. Martin

845.742.7781

MACKEY BUTTS & WHALEN LLP

ATTORNEYS AT LAW

February 5, 2025

Ellen L. Baker
Robert R. Butts
Robert B. Dietz
Richard R. DuVall
Ian S. MacDonald
Joshua E. Mackey
Cara A. Whalen

Hon. Steve Frazier, Supervisor
Members of the Town Board
Town of Union Vale
249 Duncan Road
LaGrangeville, NY 12540

Christina A. Mazzarella
Alexander D. Salvato
Elisabeth A. Schiffbauer

Re: Proposed Catering Facility Law
Our File: 3478.0001

Emily Abrahams
Tyrone Brown
Richard J. Olson
R. Keith Salisbury

Dear Supervisor Frazier and Members of the Town Board:

Our office has been asked by Hans and Amy Hardisty, residents of the Town of Union Vale (Town), to review and comment on the draft of the zoning amendment currently under review by this Town Board (Board).

Hon. Albert M. Rosenblatt

The legislation before this Board seeks to modify the permitted use of land within the R10 residential district of the Town through the deletion of the existing special permitted use of Conference Center, in place since the adoption of the zoning code in 2002, and replace it with a new special permitted use know as a Catering Facility. While a Catering Facility use was previously defined under the Code, it was not a permitted use in any zoning district of the Town.

It is our position that such an alteration of the land use regulations requires further review and discussion before any action can be undertaken by this Board. We are requesting that the Board table further consideration until it undertakes a more comprehensive review of the environmental and practical impacts of implementing the amendment.

Reply to:

3208 Franklin Avenue
Millbrook, NY 12545
P 845.677.6700
F 845.677.2202

319 Mill Street
Poughkeepsie, NY 12601
P 845.452.4000
F 845.454.4966

81 Main Street
P.O. Box 308
Sharon, CT 06069
P 860.364.6232
F 860.364.6429

As you are aware, a locality's comprehensive plan provides the framework and backbone for any land use regulations. The Town last adopted its Comprehensive Plan and Zoning Code in December of 2002. At that time the Board included the special permitted use of Conference Center within the Town based upon an analysis including a requirement for 100-acre site and a limitation of 5% development area on that acreage. The current proposal reduces the lot size in half while providing for an intensification of the proposed use on the property.

It is clear that zoning decisions must be based upon a comprehensive plan. While the current "plan" is over twenty years old, any change to zoning still needs to be reviewed in the context of development and benefit to the community. The enabling acts contemplate a comprehensive plan which suggests that the planning, if not the zoning, must encompass the whole territory of the Town. In this case,

and based upon statements made at the December 4, 2024 public hearing, the initial impetus for this change was initiated by the application of Joseph Fuscaldo, and his proposed plan for a catering facility (wedding venue) which he proposed to this Board. Such an application and proposal raises the concern of spot zoning. Rezoning requests made at the behest of any particular land owner (or potential land owner) who expects benefits from the change are susceptible to invalidation as being spot zoning. See, Buckley v. Fasbender, 1 NY2d 681 (1956)

As this Board is aware, spot zoning is a term used to describe an amendment which is invalid because it is not in accordance with a comprehensive plan. Whether the zoning was accomplished for the benefit of an individual owner, rather than pursuant to a comprehensive plan for the general welfare of the community, is a key consideration in determining whether an action is an invalid spot zoning approval. See Greenburg v City of New Rochelle, 206 Misc 28 (Sup. Ct. West. Co. 1954) aff'd, 284 AD 891 (2nd Dept 1954).

While most spot zoning cases deal with rezoning of small parcels of land, rezoning of large areas still can be considered spot zoning if it is out of character with the surrounding area, inconsistent with the comprehensive plan, and primarily intended to provide private benefits. Yellow Lantern Kampground v. Cortlandville, 279 AD2d 6 (3rd Dept 2000).

It is our position that this action needs a thorough analysis of the existing land use regulations and the environmental impacts associated with the adoption of this modification to those regulations. See, Los-Green, Inc. v. Weber, 156 AD2d 994 (4th Dept. 1989). In addition to the inclusion of a use, previously prohibited throughout the Town, the proposal reduces by half the required land size for a commercial operation within a residential zone, increases the intensification of the use, and potentially provides conflicting standards for noise complaints between the hours of the general noise ordinance and the operational hours of the site.

There are additional considerations that this Board should include in its deliberation on this proposal. Many of the articulated complaints associated with this particular use include the traffic generated by such a facility and noise impacts on adjoining residential property.

We urge this board to undertake a more extensive review of the potential environmental impacts associated with a modification of uses which provide the opportunity for a more intensive use of land within the R-10 residential zoned district.

Very truly yours,

MACKAY BUTTS & WHALEN, LLP


Joshua E. Mackey

EXHIBIT J

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=yhEIX6Coaa2hI8umBH9YkLaO3N65Pk.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)

Conference Center	SP <u>*</u> X	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, 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 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

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Establishment of a Special Permit in the RD10 District for Catering Facilities with a Temporary Lodging Component in the RD10 District		
Project Location (describe, and attach a general location map): Town of Union Vale, New York (Refer to Zoning Map for identification of RD10 sites)		
Brief Description of Proposed Action (include purpose or need): The Town Board of the Town of Union Vale proposes to establish 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. The purpose of the project is to allow for and properly regulate catering facilities in this large-lot residential zone throughout the town in the best interests of immediate neighbors to any such development as well as the general health, safety, and welfare of the town, all in keeping with the character of the district. The proposed legislation will also require design features which ensure that such facilities will not appear to be traditional large-form commercial scale catering halls and/or associated with traditional hotels forms in these pastoral settings.		
Name of Applicant/Sponsor: Town of Union Vale Town Board		Telephone: 845-724-5600 E-Mail: townclerk@unionvaleny.us
Address: 249 Duncan Road		
City/PO: LaGrangeville	State: NY	Zip Code: 12540
Project Contact (if not same as sponsor; give name and title/role): Joseph P. Eriole, Esq., Attorney for the Town on this Action		Telephone: 845-452-5900 E-Mail: jeriole@vandewaterlaw.com
Address: 249 Duncan Road		
City/PO: LaGrangeville	State: NY	Zip Code: 12540
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Adoption of Local Law - Zoning Text Amendment	
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
RD10	
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. What is the proposed new zoning for the site? Text amendment to existing RD-10 district	
C.4. Existing community services.	
a. In what school district is the project site located?	Arlington CSD, Millbrook CSD, Dover Union Free SD
b. What police or other public protection forces serve the project site?	Dutchess County Sheriff Department, NY State Police
c. Which fire protection and emergency medical services serve the project site?	Union Vale Fire Department
d. What parks serve the project site?	All Town parks to the extent this is applicable, since the action would affect the RD10 zone throughout the Town.

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?	

b. a. Total acreage of the site of the proposed action?	_____ acres
b. Total acreage to be physically disturbed?	_____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	_____ acres
c. Is the proposed action an expansion of an existing project or use?	<input type="checkbox"/> Yes <input type="checkbox"/> No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	

ii. Is a cluster/conservation layout proposed?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases?	<input type="checkbox"/> Yes <input type="checkbox"/> No
i. If No, anticipated period of construction: _____ months	
ii. If Yes:	
• Total number of phases anticipated _____	
• Anticipated commencement date of phase I (including demolition) _____ month _____ year	
• Anticipated completion date of final phase _____ month _____ year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

- Total number of structures _____
- Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
- Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

- Purpose of the impoundment: _____
- If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
- If other than water, identify the type of impounded/contained liquids and their source. _____
- Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
- Dimensions of the proposed dam or impounding structure: _____ height; _____ length
- Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

- What is the purpose of the excavation or dredging? _____
- How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 - Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

- Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
 If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
 If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
 If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
 If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
 If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____
 v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

• Will stormwater runoff flow to adjacent properties? Yes No
 iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
 If Yes:
 i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
 ii. Dam's existing hazard classification: _____
 iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
 i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation: _____
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

 iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
 If Yes:
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____

 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): _____
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____

 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

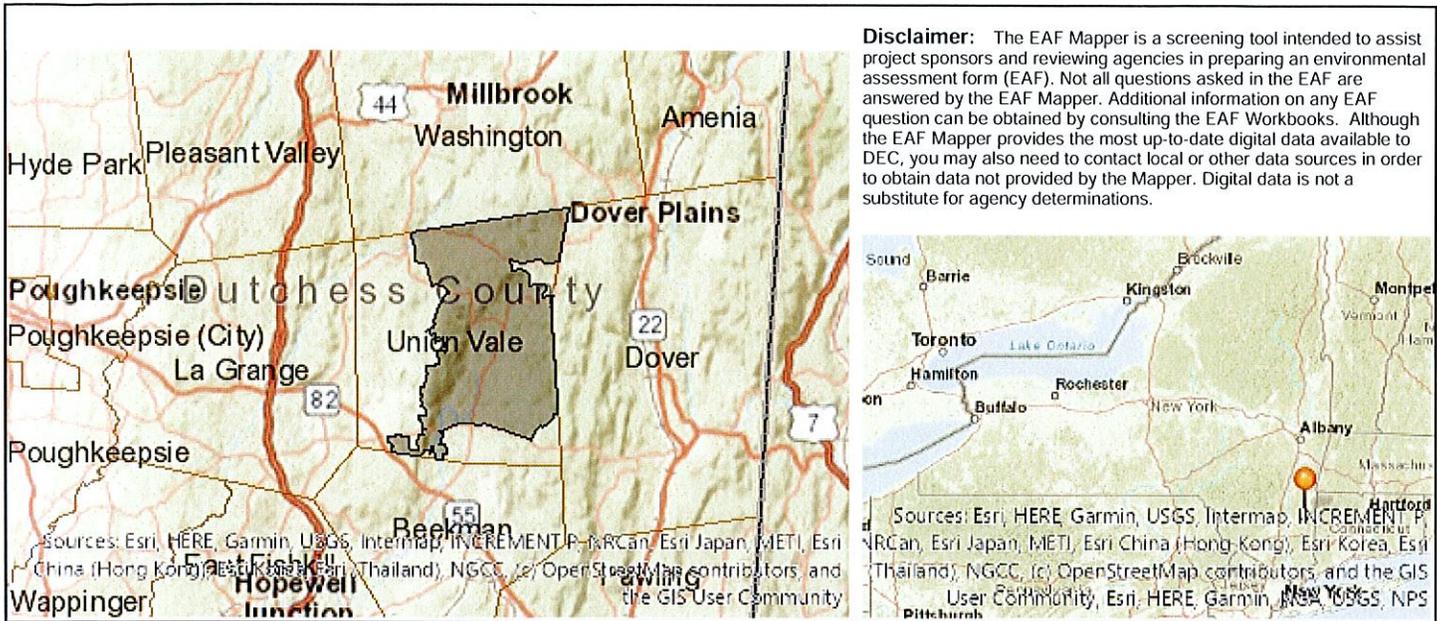
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Town Board, Town of Union Vale Date _____

Signature _____ Title Supervisor

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	825-36, 825-39, 825-39.1, 825-42, 825-44, 825-44.1, 862-354.2, 862-240, 862-347, 862-348, 862-349, 862-350, 862-350.1, 862-352, 862-353, 862-354.1, 862-280, 862-286, 862-289, 862-334, 862-299, 862-299.1, 862-299.2, 862-300, 862-344, 862-345, 862-345.1, 862-346.1
E.2.h.iv [Surface Water Features - Stream Classification]	C(T), D, C(TS), A
E.2.h.iv [Surface Water Features - Lake/Pond Name]	862-299, 862-349, 862-351, 862-353
E.2.h.iv [Surface Water Features - Lake/Pond Classification]	C

E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):111.1, NYS Wetland (in acres):26.7, NYS Wetland (in acres):19.4, NYS Wetland (in acres):21.3, NYS Wetland (in acres):192.1, NYS Wetland (in acres):158.4, NYS Wetland (in acres):22.9, NYS Wetland (in acres):28.4, NYS Wetland (in acres):17.3, NYS Wetland (in acres):38.8, NYS Wetland (in acres):20.9, NYS Wetland (in acres):24.4, NYS Wetland (in acres):31.5, NYS Wetland (in acres):42.7, NYS Wetland (in acres):24.1, NYS Wetland (in acres):43.3, NYS Wetland (in acres):31.1, NYS Wetland (in acres):253.9, NYS Wetland (in acres):28.5
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	VB-9, VB-12, VB-11, VB-18, VB-16, VB-3, VB-19, VB-17, VB-22, VB-28, VB-29, VB-31, VB-6, VB-27, VB-8, VB-7, VB-26, VB-42
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat, Bog Turtle, Northern Long-eared Bat, Timber Rattlesnake
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	New England Cottontail
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	DUTCc21
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:CLOVE MOUNTAIN FIRE OBSERVERS CABIN, Eligible property:CLOVE MOUNTAIN FIRE TOWER, Eligible property:CHAPEL OF THE CHILD, Eligible property:Hoxie Corners Stagecoach Shop, Eligible property:Former Union Vale School No. 3, Eligible property:127 Chestnut Ridge Road, Eligible property:403 Camby Road, Eligible property:576 West Clove Mountain Road, Eligible property:79 Camby Road
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

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-I 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.

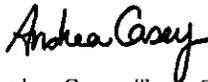
Approve Budget Adjustments, Transfers, Warrants, Pay Bills

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,



Andrea Casey, Town Clerk

EXHIBIT K

Dutchess County Department of Planning and Development

2025 APR 14	To	Date	#pgs
	Co./Dept.	From	
	Fax #	Phone #	

239 Planning/Zoning Referral - Exemption Communities

Municipality: **Town of Union Vale**

Referring Agency: **Municipal Board**

Tax Parcel Number(s): **3382620000**

Project Name: **RD10**

Applicant: **Town Board**

Address of Property: **249 Duncan Road**

Please Fill in this section

Exempt Actions:* 239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

Exempt Action submitted for informal review

Actions Requiring 239 Review

- Comprehensive/Master Plans
- Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- Rezoning involving all map changes
- Architectural Review
- Site Plans (all)
- Special Permits for all non-residential uses
- Use Variances for all non-residential uses
- Area Variances for all non-residential uses
- Other (Describe):

Parcels within 500 feet of:

- State Road:
- County Road:
- State Property (with recreation area or public building)
- County Property (with recreation area or public building)
- Municipal Boundary
- Farm operation in an Agricultural District

Date Response Requested: **5/21/2025**

Entered By: **Casey, Andrea**

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- Matter of Local Concern
- No Jurisdiction
- No Authority
- Withdrawn
- Incomplete - municipality must resubmit to County
- Exempt from 239 Review
- None

Comments Attached:

- Local Concern with Comments
- Conditional
- Denial
- Incomplete with Comments- municipality must resubmit to County
- Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **4/22/2025**

Date Received: **4/22/2025**

Date Requested: **5/21/2025**

Date Required: **5/21/2025**

Date Transmitted: **5/7/2025**

Notes:

Also mailed hard copy

Major Project

Referral #: **ZR25-108**

Reviewer: 

EXHIBIT L



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".

1. 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=yhEIX6Coaa2hI8umBH9YkLaO3N65Pk.1>

Meeting ID: 890 1055 7579 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.

Legal Notices

Legal Notices

Legal Notices

Legal Notices

Legal Notices

1 **NOTICE OF PUBLIC HEARING**
2 **TAKE NOTICE** that
3 the Town Board of the
4 Town of Union Vale
5 will hold a public hearing
6 at the Town Hall,
7 249 Duncan Road,
8 Lagrangeville, New
9 York 12540 (in the
10 Town of Union Vale)
11 on May 21, 2025 at
12 7:00 o'clock p.m. pre-
13 vailing time, on pro-
14 posed Local Law #2 of
15 2024, of the Town of
16 Union Vale, Dutchess
17 County, New York,
18 being "A Local Law
19 Amending Zoning
20 Code Article XI, §210-
21 86, §210-56(E), and
22 Attachment 210-3 re-
23 lating to the Establish-
24 ment of a Special Per-
25 mit in the RD10 District
26 for Catering Facilities
27 with a Temporary
28 Lodging Component
29 and the Elimination of
30 Conference Centers
31 as a Permitted Use in
32 the RD10 District as
33 Revised".
34 1. Copies of the afore-
35 said Revised Pro-
36 posed Local Law will
37 be available for exam-
38 ination at the office of
39 the Clerk of the Town
40 of Union Vale, at the
41 Town Hall, 249
42 Duncan Road, La-
43 grangeville, New York
44 12540 between the
45 hours of 9:30 a.m. and
46 4:00 p.m. on all busi-
47 ness days between
48 the date of this Notice
49 and the date of the
50 Public Hearing, and
51 on the Town's
52 website at www.
53 unionvaleny.us and
54 all persons interested
55 shall have an opportu-
56 nity to be heard on said
57 proposal at the time
58 and place aforesaid
59 and in addition to in
60 person viewing, the
61 Public Hearing will be
62 held on Zoom and
63 carried on the Town
64 of Union Vale's
65 YouTube channel for
66 live viewing (access at
67 www.unionvaleny.us
68). The Zoom invite for
69 this public hearing is:
70 https://us02web.zoo
71 m.us/j/89010555759
72 ?pwd=yhEIX6C0aa2
73 hI8umBH9YkLaO3N
74 65Pk.1
75 Meeting ID: 890 1055
76 5759 with Passcode:
77 536782
78 The invite for partici-
79 pating on Zoom will
80 also be posted on the
81 Town of Union Vale
82 website www.
83 unionvale.ny.us the
84 morning of the public
85

hearing. If you wish to
be called upon to com-
ment during the public
hearing while partici-
pating on Zoom, you
can place your name
on the list by contact-
ing the Town Clerk at
t o w n c l e r k @
unionvaleny.us or
(845) 724-5600. In-
person attendees will
be able to sign up
when entering the
hearing room. For any
other questions con-
tact the Town Clerk at
t o w n c l e r k @
unionvaleny.us or
(845) 724-5600.

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TOWN OF UNION VALE

249 Duncan Road
Lagrangeville, NY 12540
TEL (845) 724-5600 – FAX (845) 724-3757
District # 1367

Andrea Casey
Town Clerk

To:

Town of Beekman
Town of Dover
Town of LaGrange

Town of Pleasant Valley
Town of Washington
Village of Millbrook

Town of Union Vale Planning Board (email)
Dutchess County Planning & Development (email)

From: Andrea Casey, Town Clerk

Date: April 21, 2025

RE: 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

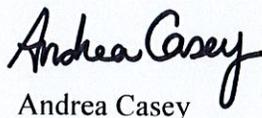
Dear Sir or Madam:

On behalf of the Town Board, I am forwarding a copy of the abstract of proposed Local Law #1 of 2025 for review and comment.

- Notice of Public Hearing
- Updated Resolution of Introduction with local law text
- EAF (updated)

Please provide your comments to the Town Board prior to the scheduled Public Hearing on **May 21, 2025** at 7:00 PM.

Sincerely,


Andrea Casey

Enclosure

**UNION VALE TOWN BOARD PUBLIC HEARING RD10 MAY 21, 2025
249 DUNCAN ROAD, UNION VALE, NEW YORK
UNION VALE TOWN HALL 7:00 PM**

PRESENT: Supervisor Steve Frazier

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

Town Clerk: Andrea Casey

Town Attorney: Ian Lindars, Jim Nelson, Hannah Atikson

Supervisor Frazier opened the public hearing at 7:00PM

Councilman Welsh made a motion for executive session for attorney client privilege meeting seconded by Councilman McGivney and all were unanimously in favor.

Supervisor Frazier returned and motioned to resume the public hearing which was seconded by Councilman Welsh and all were unanimously in favor.

Amy Hardisty-, Liberty Way, this is not the first, no one Union Vale resident has spoken in favor of this project. As a wedding planning professional, she felt the planning report was not done with event planning in mind. She asked about environmental assessment, still contradictory to the town code ordinance, feels this change is the result of a developers wish. She is not in favor of this zone change.

Joshua Mackey, attorney representing Amy & Hans, this law has no place in the town of union vale as it is a not consistent with the comprehensive plan, feels the plan should be reviewed by the Board. He further spoke about a preview of the upcoming lawsuit that will be filed if this local law is passed. He stated it targets 1 parcel, the law is arbitrary in terms of acreage, would like the Board to review and change the comprehensive plan as this area is in a rural area.

John Wynne, Traver Road, LaGrange, is in favor of this project, as there is no other facility like this and will provide jobs during development and after established. The venues would increase the tax revenue and overall nice to have facility that is closer than Poughkeepsie.

Hans Hardisty, Liberty Way, have not heard any residents speak in favor, wants to resubmit a letter from property assessment as this does not raise revenue and the modest change does not address the noise, light pollution, traffic, and declining property value, also strain on local resources such as fire and rescue. He also urges the board to listen to the residents and review the master plan. He is not in favor of this change.

Joe Fuscaldo, Davis Road, Developer of the property, they proposed 6,000sqft on an 80-acre parcel. He assures the Town the ordinances will be complied with an aims to make minimal impact and wants to keep it as farm like as possible.

Diana Lens, Verbank Club, she had her kids all live here, she is in favor of the project, she used to ride horse on land across the street that that is now houses. She loves the idea and would rather see a beautiful barn than more houses and feels it is a great idea.

Vicky Pitman, Bruzgul Road, is not in favor, questions why conference center is allowable and would like that removed rather than wedding venue added. She would prefer residential houses rather than a commercial venue. She is concerned about the safety of the road and noise this may impact, she feels laws are helpful but also only if they are followed.

Paul Canevari- is very much not in favor of this project lives nearby and is very concerned about accidents, traffic and noise, he urges the Town Board to reconsider passing this zone change.

Motion to Continue Hearing

Councilman Welsh made a motion to continue the public hearing on June 4th at 7:00pm seconded by Councilman Harrington and all were unanimously in favor.

UNION VALE TOWN BOARD MEETING MAY 21, 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 called the meeting to Order to Order and Salute to the Flag at 7:40PM

Moment of silence Al Poelzl, longtime resident, active member of the Senior Club, who lived until 102. A moment of silence for another beloved resident, Richie Albrecht who was instrumental in the layout of Tymor Park and the creation of the Equestrian Center. Loretta Ryan sent a memo about what he meant to the Town.

Motion Approve Minutes: Councilman Welsh made a motion to approve March 19, 2025 and April 2, 2025 meeting minutes which was seconded by Councilman Harrington and all were unanimously in favor.

Supervisors Report

- Contacted DOT about Route 82 section of highway north of Verbank, they replied they would send a team out for temp repairs and it is on the docket for paving in the future.
- The Constable/ Code Enforcement vehicle is being outfitted with equipment and will be in service soon.

Board Member Reports

Councilman Durland- nothing to report

Councilman McGivney- reminded the residents the horse pull is June 7th, UVFD is providing refreshments and proceeds will go this good cause.

Councilman Durland, reviewing upcoming resolutions and fielding calls for RD10 zone.

Councilman Welsh- friends with him since high school, was park manager for a few years, built large pavilion next to the pool at his own, was a wonderful family man and resident

Councilman Harrington, -talking to residents, their main concern of abolishment of the library, has been keeping everyone informed, has been reviewing the road schedule is an excellent idea, roads are being upkept very well, major work on Blueberry Drive and Brush Hill.

Town Clerk Report

Clerk Casey reminded everyone about shredding day on June 4th, please call her office to be added to the call list for truck arrival. The DEC has lifted the burn ban, no permits are required but please adhere to the regulations on the DEC website. Balloon Fest Tickets are available at discounted prices through Town Hall for residents only.

Highway Report

Superintendent Kading reported the culverts are being changed on W. Clove Mtn. Road, They are prepping for oil and chip seal for roads that have been selected for this year. Spoke to the State on the intersection of Route 82 and Verbank Village Road, the bridge on S. Road will be rerouted to our road and noted site distance is minimal due to the pine trees and the State has not been active about trimming them although requested.

Bids are in for the salt shed. Jennifer hill project is larger than anticipated requiring bid and engineering may not be ready until 2026, if so they will redistribute money to pave all of N. Parlman Road.

Tax Collector Report

Ms. Saglibene noted she sent out 100 second notices, 68 more to go, paid \$300,000.00 to Dutchess county, May penalty is 4%, reminded residents to ensure envelopes are hand stamped on or prior to May 31st. She thanked Dutchess County for their extensive road clean up.

Animal Control (submitted)

April 2025: there was 1 lost dog, 2 found dogs, 1 potentially rabid skunk & 1 dog assistance call.

March 2025: During the month of March there were no lost or found dogs.

Public Comment on Agenda Items: - None

Resolutions (see attached)

41-2025 Declaring Town Equipment Surplus and Authorizing its Sale at Public Auction

42-2025 Promoting Alternate Solid Waste Attendant to Solid Waste Attendant and Hiring Two Alternate Solid Waste Attendants

Supervisor Frazier noted, alternates do not accrue benefits. Councilman Welsh Mike Novak did a great job was always working and very effective in his position and sorry he had to leave. The entire Board expressed their sorrow to see him leave and wished him well.

39-2025 Amending Section 4.2 Vacations of the Town of Union Vale Employee Handbook

Salt Shed Resolution

Supervisor Frazier explained the paperwork was prepared, tabled until next meeting. Motioned by Supervisor Frazier and seconded by Councilman Welsh.

RD10 Code Changes Supervisor Frazier noted more work to be done, the continuation of the public hearing for June 4th and asked for this to be tabled which was motioned by Councilman Durland and seconded by Councilman Harrington and all were in favor.

Public Comment on Town Issues

Chuck Richwine, On the Green, he has also reached out to State 82, they advised they are doing a 'patch and pray' suggested each official reach out to County Executive, Sue Serino, to move repair up the timeline.

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.

Supervisor Frazier asked for a quick 5-minute recess.

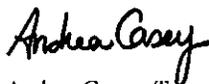
Supervisor Frazier explained there is local hay farmer, maintaining fields, enter into a service agreement in exchange for the product of hay, proceed with attorney on an agreement branch off of existing agreement. All agreed this will be better for the town and save money and time from the staff. All members of the board agreed to explore this.

Been approached by a baseball league, large league in the north east, renting Godfrey baseball, wants improvements for his use and wants some compensation and assurance to use the fields, waiting to receive formal proposal to ensure his use and also ability for the town residents to use it. Once details are received they can create a legal and satisfactory agreement. All members of the board agreed to explore this idea.

Next meeting is June 4th 2025, public hearing for RD10 7:00PM

Motion to Adjourn At 8:15PM Councilman Welsh made a motion to adjourn the meeting which was seconded by Councilman McGivney and all were unanimously in favor.

Respectfully Submitted,



Andrea Casey, Town Clerk

EXHIBIT M

UNION VALE TOWN BOARD PUBLIC HEARING RD10 JUNE 4, 2025
249 DUNCAN ROAD, UNION VALE, NEW YORK (CONTINUATION MAY 21)
UNION VALE TOWN HALL 7:00 PM
PRESENT: Supervisor Steve Frazier
Town Council: Kevin Harrington, Kevin Durland, Kevin McGivney, John Welsh
Town Clerk: Andrea Casey
Town Attorney: Ian Lindars, Jim Nelson, Hannah Atkinson

Supervisor Frazier opened the public hearing at 7:00PM

Hans Hardisty, Liberty Way, one resident in favor and that resident is on the for-sale sign, he feels this has been a waste of time and money, and feels like this was done without input of residents and without proper notice. He also feels this will negatively impact property values. He is not in favor of the zone change and although does not want to, will initiate a lawsuit to combat this zone change.

Amy Hardisty, Liberty Way, is not in favor of this zone change. She summarized her points and noted they remade the law with a slight increase in acreage. Her concern is that the interest of the developer is taking precedence over the safety of the children and preservation of a serene setting and property values. She feels that her concerns are being ignored as well as her professional experience. The accommodations in the developer's proposal are 75ft off the nearest neighbor's property line on both sides. She referenced the plans not being viable and feels this is spot zoning and feels any judge would agree with the law set forth.

Colin Martin, Liberty Way, echoed Hans and Amy's comments. He formally objects to the RD10 zone change and wedding venue proposed.

Pete Rodrigues, Liberty Way, is very concerned about the safety aspects and moved here for rural life and is worried this may be compromised. He formally objects to this zone change.

Adam Cronin, Liberty Way, objects and is not in favor of this zone change. Asks the Town Board to listen to the concerns of the residents.

Paul Canevari, Bruzgul Road, his 3rd time speaking, he objects to this zone change. Feels the developer does not care about the neighbors and hopes the Town Board cares enough for neighbors. He feels there is enough other venues in the nearby area.

Michael Cote, Darren Road, is in favor of this project, watched the last hearing, seeing lots of exaggeration in concerns. Referenced the Links and noted there is no further crime or issues from venue. Feels a conference center and houses would have a larger adverse environmental impact. Feels the town could use commercial development to reduce tax burden for all residents.

Diana Lenz, Verbank Club Road, her and her family own 10 houses in Union Vale, would much prefer to see a beautiful barn rather than a conference center or low budget housing and feels the town needs more revenue sources. She is in favor of this project

Ben Zimmerli, Liberty Way, feels that stretch of road is dangerous and although the town could use other revenue sources but is not in favor of this zone change.

Vicky Pittman, Bruzgul Road, noted there are 128 wedding venues in the 12540-zip code. She feels they don't need another in a residential neighborhood. She can hear beeping and other noises far from her house and is concerned about any noise impacting the area. Feels the road is dangerous and is concerned about more population on this road. She is not in favor of this zone change.

Erica Canevari, Bruzgul Road, works in the event business and feels even though the school buses aren't during events, delivery's come during this time, she is very concerned about more drunk drivers and increased road traffic. She is not in favor of this zone change.

Vishal Patel (comments attached, submitted by email)

Adjourn Hearing: Councilman Welsh made a motion to adjourn this hearing until July 16th at 7:00pm which was seconded by Councilman Harrington and all were unanimously in favor.

UNION VALE TOWN BOARD MEETING JUNE 4, 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 asked for an Attorney Client Meeting 7:25pm motioned by Councilman Harrington and seconded by Councilman McGivney, all were in favor.

Supervisor Frazier called the meeting to Order to Order and Salute to the Flag at 7:40PM

Motion Approve Minutes: Councilman Welsh made a motion to approve the May 7, 2025 meeting minutes, seconded by Councilman Harrington and all were unanimously in favor.

Supervisors Report

- Encouraged all to attend the draft horse pull and noted there will be a tribute to Richard Albrecht at 10:30am due to his recent passing and contribution to the event.
- The park truck arrived ahead of schedule and is in service. The constable/code enforcement will be ready in the next day.
- UnionValeMail still appears to be active and he noted that it no longer originates from Town Hall and he is informed it is being used for political purposes. The Town is in the process of developing a new town wide email distribution platform and anyone that would like to participate can supply their email to the Town Clerk. This process is in tandem with the improved new website which will be ready soon.

Board Member Reports

Councilman Durland- working on RD10 rezoning speaking to board members and community reviewing salt shed quotes.

Councilman McGivney- draft horse pull encourages all to attend, UVFD will be providing food

Councilman Welsh- salt shed vote regarding construction and pricing, pass approval which is desperately needed.

Councilman Harrington – reviewing salt shed and bids, easy to come to a conclusion, knocking on doors getting opinions on hot button issues, biggest issue is the library and the abolishment and upset paying attorney to fight each other over something they thought was being settled. Felt majority wanted to return to the Mid Hudson Library System and he agrees.

Town Clerk

Clerk Casey thanked Legal Shred for a great day of document shredding. She also advised about balloon fest tickets being available for Town Residents at discounted prices. The will be having a drop box for food items in connection with St. Vincent's food pantry at Town Hall.

Tax Collector – Next meeting will provide a close out report.

Recreation Report, Submitted by Recreation Director Maggie Collins-Field

Thank you to the Arlington Jazz Ensembles for another fun Music in the Park event. Even with the rainy weather it was the perfect evening for all. Thank you as well to the Cluck Truck team for their excellent service throughout the evening. We look forward to having everyone back again next year. The pool is officially open on the weekends from 11am-6pm. The pool opens during the week starting June 30th. This year we will have the pool open for residents to enjoy on Juneteenth; thank you to our Aquatics Director for organizing this. Friday June 27th we will have our annual Community Night event here at Town Hall. From 6pm-9:30pm residents and their family and friends can come tailgate at Town Hall to enjoy food and drinks from various food trucks, games, raffle prizes (tickets are cash only), and kick off the Summer season with a firework show. Once again, we will also have Town Departments tabling and available to ask our Town staff and volunteers questions and learn more about different programing and services offered by the Town. Further information on this event will be posted on the Parks and Rec

social media and website. Our team is working hard to prepare for the start of Summer Camp. We are excited to welcome new and former campers back to enjoy their time at Tymor Park.

Parks Report submitted by Park Manager, Vincent Germano

- Some areas around the park and equestrian center were too wet to mow and have become overgrown. We have been brush hogging them now that the ground is starting to dry out, as well as the roughs of the disc golf course.
- The pool is now open on weekends only, it will open on weekdays starting June 30th. The kiddie pool is currently not open as we had some tile come off and we have had to repair it but it should be ready for a health department inspection next week and open the following weekend.
- We have received the new dump truck for the parks department way ahead of schedule. We will be cleaning up our old vehicle to prepare it for sale.
- The annual Draft Horse Pull will take place this Saturday, June 7th, at the Tymor Equestrian Center. The event will start at 11am. Before the event a memorial will take place for Richard Albrecht, a dedicated and longtime resident of Union Vale and a key member of the Equestrian Center.

Equestrian Center Report – next meeting

Senior Center Report, submitted by Leah S., Vice President, Union Vale Senior Club

The Union Vale Senior Club continues to grow and thrive! We average about 20 members at our Friday meetings and have welcomed a steady stream of local seniors and their families interested in joining "the coolest club in town." Our newly extended hours, now Monday through Friday, are going smoothly thanks to dedicated member volunteers. I'd especially like to thank Treasurer Mrs. Moore and those who've stepped up to help cover the building during these hours. We were saddened by the recent passing of one of our beloved members at 102 years old. A condolence card was sent to his family on behalf of the club. President Erna Pultz is currently recovering from back surgery and we wish her a full recovery. In the meantime, I've had the pleasure of submitting a grant on behalf of the Club and the Town to Dutchess County. We're looking forward to the announcement in July. Our first senior trip to King Buffet was a hit! And we're excited for our June highlights: June 20: Father's Day Celebration June 23: "Monday with Mary" from Dutchess County Office for the Aging (10:30 AM-12 PM) Memberships for July-December are now open for \$15. Packets are available at Town Hall, on the UVSC Resource Table, and online. For updates, follow the Union Vale Senior Club on Facebook.

Public Comment on Agenda Items- None

RESOLUTION NO. 45 OF 2025 DECLARING PARKS DEPARTMENT EQUIPMENT SURPLUS AND AUTHORIZING ITS SALE AT PUBLIC AUCTION (see attached)

RESOLUTION NO. 46 OF 2025 ADOPTING NEGATIVE DECLARATION WITH RESPECT TO THE TOWN OF UNION VALE HIGHWAY GARAGE SALT STORAGE SHED REPLACEMENT PROJECT (see attached)

Engineer, Tom Harvey, explained he had shared the EAF and recommendation letter to the town board recommending the low bidder, Darlind Associates, he hopes the board going to award bid and finish SEQRA. Attorney Lindars noted it is all laid out in parts 1, 2 and 3 narrative and the negative declaration, he recommended they move forward with contract executed as well.

RESOLUTION NO. 43 OF 2025 AWARDING GENERAL CONSTRUCTION CONTRACT FOR THE TOWN OF UNION VALE HIGHWAY GARAGE SALT STORAGE SHED REPLACEMENT PROJECT (see attached)

Public Comment Town Issues- No comments

Executive Session Councilman Welsh made a motion to enter executive session to discuss litigation on the library copy machine at 8:16PM seconded by Councilman Harrington and all were unanimously in favor.

Executive Session Councilman Welsh made a motion to exit executive session at 8:42PM 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.

Supervisor Frazier thanked volunteer, Darren Samson for his work of AV equipment and he comes in 1 hour early

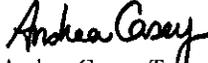
Approve Budget Adjustments, Transfers, Warrants, Pay Bills

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

Next Meeting June 16, 2025 at 7:30pm

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

Respectfully Submitted,



Andrea Casey, Town Clerk

**UNION VALE TOWN BOARD PUBLIC HEARING RD10 ZONE CHANGE LL1 OF
2025: JULY 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 (Absent)
Town Attorney: Jim Nelson, Hannah L. Atkinson**

Supervisor Frazier motioned to enter an attorney client meeting motioned by Councilman Harrington seconded by Councilman Welsh. Upon returning from the attorney client meeting, Supervisor Frazier opened the floor to public comment for the RD10 public hearing

Joe Fuscaldo, property developer, he was shocked about allegations about his personal character and integrity. He came to find a rural farm to build a private wedding venue. He is a local from Pleasant Valley and did not come to disrupt anything in Union Vale. He said he has been to multiple weddings and none have ended in police or ambulance calls. He asks for some form of resolution and hope to create something special. He noted there will be no adverse environmental impact, no sound impact and minimal exposure and maximum safety. He hopes the town board will not be steamrolled for a minority rather than the bigger picture.

Michael Cote, Darren Road, spoke about the lack of consideration of the current owners and noted they inherited this parcel and need to sell it and are having a difficult time because of the way it is zoned. He worries about the towns exposure for preventing this from going through. He noted these venues are coming to Dutchess County and spoke about the long-term benefits such as lowering the residential tax base and asks the Town to not get caught up in the short term

Amy Hardisty, Liberty Way, she is a lifelong Dutchess County resident a spoke about her background and her love for the town from her childhood and how she worked hard to build a home here in a private, quiet setting. She highlighted all the items such that present an issue and the lack of support from the community other than those directly affected by the sale. She hopes the Town Board will consider the voices of the residents.

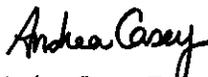
Paul Canevari, Bruzgul Road, spoke about the love of the area and the worry of the increased traffic and issues already with the road, he cited examples of this and wholeheartedly expressed that he is against this change.

Motion to Close Public Hearing

Councilman Harrington made a motion to close public hearing 7:50pm seconded by Councilman Welsh and all were unanimously in favor.

Attorney Nelson advised the board could continue this at a later date even though the hearing is closed which can be done during the regular business meeting. Supervisor Frazier explained that this has become a very complicated matter and wants to give it the attention it deserves and do it properly rather than quickly and is unable to give a date due to this reasoning.

Respectfully Submitted,



Andrea Casey, Town Clerk

UNION VALE TOWN BOARD MEETING JULY 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 (Absent)

Town Attorney: Ian Lindars (Absent)

Supervisor Frazier called the meeting to Order to Order and Salute to the Flag after the conclusion of the RD10 Public Hearing.

Motion Approve Minutes: Councilman Welsh made a motion to approve the June 18, 2025 meeting minutes, seconded by Councilman Harrington and all were unanimously in favor.

Supervisors Report

- Discussion on alarm system at Town Hall, Councilman Welsh motioned to add this to the agenda seconded by Councilman Durland.
- General Checking: \$1,112,892.00 MSC Receipts: \$74,630.00, General MM: \$211,030.00 General NYCLASS: \$ 2,705,637.00, General NYCLASS-Reserve: \$5,097.00 General NY CLASS- ARPA \$855.00 **General Fund Total \$ 4,110,141.00**
- Highway Checking: \$584,591.00, Highway MM: \$32,872.00, Highway NYCLASS: \$72,596.00, Highway, Highway W. Clove Mtn Bridge \$601,166.00, NYCLASS- Equip. Reserve \$178,562.00, **Highway Fund Total: \$1,469,788.00 Grand Total: \$5,579,928.00**
- June 2025 is favorable by \$516,000.00 vs the budget due to higher revenues and timing of expenses. June YTD revenue is up \$46,000.00 and YTD expenses are also favorable vs the budget.
- Work on salt shed has begun, the footings are dug and formed and this should happen in the next 2 weeks, steel work is to be done.
- New website is getting close to launching complete with the real union vale mail, we encourage pre-subscription.

Board Member Reports

Councilman Welsh- those need roofs in Highway Garage, pavilions at the park and the rental house. Was pleased most of the park buildings were done last year.

Councilman Harrington – request for speed study on Camby Road, not sure how much the town can do, he does encourage a speed study especially heading east to west especially with the elevation drop. He has also been paying attention to roof repairs in the Town.

Councilman Durland- agrees with the sentiments of the other board members, he asked about the Camby Road area and will speak about it later on the agenda.

Councilman McGivney- has working on the hometown heroes' banners and working through the logistics in implementing this in the Town.

Town Clerk Report

Town Clerk Casey reminded residents that August 1 is the beginning of DEC hunting license sales and DOE tags. Balloon fest tickets are available. She also advised that St. Vincent de Paul food pantry has a drop box for non-perishable food at town hall.

Highway Report

Superintendent Kading sent a report: The salt shed got off to a great start with the demo and clean up being completed in three days. Excavation for footing is done and forms are in the ground waiting for concrete. All our oil and chip projects are complete and resurfacing of our roads is also done. We will be finishing changing the last two steel culvert pipes on West Clove Mt. next week in preparation for resurfacing it next year. The crew have been mowing road sides cleaning down trees and branches fixing road signs and clearing plugged culvert pipes. As always, all the crew has been busy.

Councilman Welsh noted Mr. Kading's impressive with the work done to the new plow truck he got a great deal on as well as other equipment.

Tax Collector Report

Ms. Saglibene informed the Board the County has been paid in full as well as the interest money totaling \$958.09. She will meet with the Assessor's office to reviewed any mail that has been returned to help save postage money. She urges residents to reach out to the Town Clerk for any questions after the close of the season. She noted the Saturday hours from January – March 31 were success and will continue again next year. She attended the tax collector meeting and was told the school taxes will be mailed around Labor Day and reminded everyone that these were paid directly to the district. She also the pay scale/ salary should be corrected going forward for future tax collectors and noted the camp personnel is making more than someone handling that kind of responsibility for the town.

Animal Control Report – no report**Public Comment on Agenda Items- none****Camby Road Speed Study**

One resident asked for this and the Supervisor asked for more resident feedback in order to request this to Dutchess County and then ultimately, to the State. He urges more residents to write a memo to facilitate this study in order to make this case stronger with positive results. Councilman Welsh stated there was a similar situation in 2018 for Camby Road and did not receive much input. Councilman Harrington wondered what the decrease will be if a need is found. Councilman Durland inquired about the amount of accidents

Alarm System at Town Hall

Supervisor Frazier explained, commercial buildings are required to have annual alarm inspections. There were many deficiencies, when the system was updated they used the old sensors and these are triggering the deficiencies and as these are not their equipment they are not covered under warranty. The Town will have to pay to test so therefore it would be cheaper to just have them replaced so they are working and then covered. He will obtain quotes to have this job completed. The new system will also have battery monitoring included as well. The board agreed this was the most sensible and cost-effective solution.

Motion for Replacement of Sensors

Councilman Harrington made a motion to obtain a quote for a full replacement of all sensors to make the entire system up to date and wireless which was seconded by Councilman McGivney and all were unanimously in favor.

Discuss Employee Handbook Amendment Regarding Holidays

Supervisor Frazier explained how some departments are closed regularly Fridays and the Federal Standards are the "in lieu" of day which would create a 3-day work week which is an inconvenience to the residents. He feels just paying the additionally holiday without closing would be the easiest solution. This occurs 4x during the year and would be paid regular time not overtime as it is non-worked hours. If the Board is happy he will draft a resolution which they all felt this was a fair alternative. They will add the stipulation about the 4-day work week being disturbed in the resolution.

Supervisor Frazier also found the verbiage about requiring a doctor note to return to work in another section so they will revise the handbook to reference this section.

Motion to Amend Employee Handbook

Councilman Durland made a motion to direct the town attorney to write a resolution to amend employee handbook as drafted which was seconded by Councilman Harrington and all were unanimously in favor.

Review Maintenance needs of Highway Building

Supervisor Frazier agreed with Councilman Welsh on the roof and windows of the garage and this has been talked about and approved but never done. Also servicing the standby generators as they are dated and unreliable and this should also be replaced. The switching system is not in good shape and the electrical panel box also needs to be updated. He spoke with the Town Engineer and this may go out to bid due to price point, he advised to check into TIPS. This will be reviewed again at a later date.

Supervisor Frazier received the audit report which was very positive and the Town Attorney felt the balances were too high as per NYS audit comparison. He also spoke about the dam, haven't heard back from engineers, he did learn it was a 95% chance of not being salvaged. They may be able to lower the height of the dam and lower the risk which would still allow the lake to exist, more on this later.

Public Comment on Town Issues – none

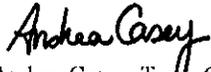
Approve Budget Adjustments, Transfers, Warrants, Pay Bills

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

Next Meeting August 6, 2025 at 7:30pm

Motion to Adjourn At 8:35PM Councilman Welsh made a motion to adjourn the meeting which was seconded by Councilman Harrington and all were unanimously in favor.

Respectfully Submitted,



Andrea Casey, Town Clerk

UNION VALE TOWN BOARD MEETING AUGUST 27, 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 called the meeting to Order to Order and Salute to the Flag.

Motion Approve Minutes: Councilman Welsh made a motion to approve the July 16, 2025 meeting minutes, seconded by Councilman Harrington and all were unanimously in favor.

Supervisors Report

- Asked for an amendment to the agenda to add 'discuss hiring of a specific person' during executive session, motioned by Supervisor Frazier, seconded by Councilman Durland, all in favor.
- General Checking: \$1,264,000.00 MSC Receipts: \$ 120,763.00, General MM: \$233,933.00 General NYCLASS: \$ 2,715,159.00, General NYCLASS-Reserve: \$5,115.00 General NY CLASS- ARPA \$858.00 **General Fund Total \$ 4,078,092.00**
- Highway Checking: \$526,059.00, Highway MM: \$33,774.00, Highway NYCLASS: \$72,852.00, Highway, Highway W. Clove Mtn Bridge \$603,282.00, NYCLASS- Equip. Reserve \$179,191.00, **Highway Fund Total: \$1,415,158.00 Grand Total: \$5,493,250.00**
- Overall YTD is favorable by \$269,000.00 vs the budget due to higher revenue (\$69,000.00) from higher rental of solar farm and franchise fees, cablevision, equestrian and mortgage tax.
- YTD Expenses are favorable \$200,000 vs the budget.
- The cell tower bill that was passed by the State Legislature has been signed by the Governor and waiting for a copy to present to the contractor.

Board Member Reports

Councilman Welsh- in anticipation of the budget, he is looking into capital projects to consider around the park and town further discussion later, watching salt shed construction, noted they did a great job with concrete and framing.

Councilman Harrington – Has been keeping up to date with the library issue. No changes but is hopeful in the near future he will have more information. He has also been thinking about the 2026 budget.

Councilman Durland- has been watching the salt shed, looks great for longevity and doing 2026 budget research.

Councilman McGivney- Encourages residents to attend the balloon festival. He also commented on the salt shed and the very sound construction being done.

Town Clerk Report

Clerk Casey reminded residents she will be selling the discounted tickets until the day before the festival and touched on a few highlights of the event. She also reminded residents of the pet supply drive Assemblyman AJ Beephan is hosting as Town Hall is a drop off site for items as well as the ongoing non-perishable food drive for St. Vincent DePaul's food pantry.

Highway Department Report

Superintendent Kading reported the salt shed construction is under way, trusses arriving this week with roof and shingles by end of next week. He is very pleased with the contractor the Town chose. The department is down to 3 full time employees due to departure of an employee and are looking to fill this vacancy as soon as possible.

They are shouldering roads that were resurfaced, getting trucks prepared for the winter, he would like the town to purchase an equipment trailer to replace the existing one.

Highway Trailer Discussion- The Board agreed this did need to be replaced due to condition and safety. Mr. Kading recommended the Kaufman trailer as it is the lowest and funds are

available, the attorney can draw up a resolution for next meeting including the extra hitch and spare tire 82-inch width.

Motion to Draft Trailer Resolution

Councilman Durland made a motion to direct the attorney to draft a resolution up to 9500 for a 20-foot trailer for replacement for the highway department. This was seconded by Councilman Harrington and all were unanimously in favor.

Animal Control Report

June 2025 During the month of June, there was 1 lost dog, 3 found dogs and 1 wildlife call referred to DEC.

July 2025 - During the month of July, there were 2 lost dogs, 5 found dogs, and 2 dog complaints.

UVFD President Report

Kathy Welsh, President and PIO for the District. She reminded everyone they are still running the aluminum tab campaign, drop off location is town hall, if you can't get out please call. Thanks to everyone who has contributed, 80lbs so far. Appeal letter will be mailed out which asks for volunteers and monetary contributions. We are running a new recruitment campaign to gain new members to avoid having a paid dept and substantially increasing the fire tax on your property tax bill. Please look for yellow and blue. It will be a multi prong approach with intercepts at the Recycling Center and Hangers Café, with posters, post cards, videos, increasing social media. The volunteers will be at the Balloon fest as a fundraiser for Trees for Troops a program for donation of Christmas Trees for Troops. They will be serving Equestrian Center food.

Public Comment on Agenda Items- None

Old Business:

Employee Handbook Amendments – hoped to have them tonight but after reviewing it each section needs more attention that previously thought so he can do a comprehensive overall and correct anything that is confusing.

Review Surplus Sales Results

Ford Explorer \$5,400.00

Parks Dump Truck \$33,500

Mower - \$350 expecting \$50

Motion to Accept Sales Results

Councilman Welsh made a motion to accept all of the aforementioned auction results, seconded by Councilman McGivney and all were unanimously in favor.

Review Alarm System Upgrade Quote

Supervisor Frazier summarized the total price for the upgrade will be \$5,940.00 for the new wireless units which will help make the system more trouble free. All agreed this was essential to increase safety. They are the current provider and their inspection was what brought these issues to light.

Motion to Accept Alarm Company Proposal

Councilman Harrington made a motion to approve the contract with the alarm company and procedure with formal resolution at the next meeting which was seconded by Councilman McGivney and all were unanimously in favor.

Review RD10 Code Change Proposal

Supervisor Frazier feels this code change is a good change for the town despite the opposition and realizes that any change brings forth opposition and would like to cross the finish line. He feels it is essential to bring in limited commercial enterprises into the town rather than just subdivisions so the tax burden is not only on the residents.

Councilman Durland disagrees, he would not like to move forward and would like to take a more comprehensive approach and take a look at the entire zone. He agrees he too would like to bring in business but not in this specific instance. He would like to look at each zone and also include an update to the comprehensive plan and feels this does not fit.

Councilman Harrington feels they should proceed, it's important to realize that it was not for one particular property in fact, 32 other properties are affected and important to protect the rights of land owners to make a change. This project is beneficial not because of this one parcel but because it would apply to all the properties in RD10.

Councilman Welsh feels this should have brought forth in front of the ZBA rather than change RD10 throughout the entire town.

Supervisor Frazier explained it wasn't an approved use and the ZBA is not capable/allowed to give use variances that is not appearing in the code, and this would very likely to be challenged in court.

Councilman Durland noted it will affect 32 other lots and one project is what brought about the discussion. Supervisor Frazier noted this is an opportunity for farms not in use to have the ability to generate funds to keep their larger parcels.

Both agreed they do need to look at the comprehensive plan, and there was further discussion on the topic.

Motion to Advise Attorney to Prepare Resolution

Supervisor Frazier made a motion to direct the Town Attorney to prepare a resolution to vote on the RD10 zoning change which was seconded by Councilman Harrington.

This motion passed with a 4-1 vote.

Roll Call:

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

Public Comment Town Issue

None

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.

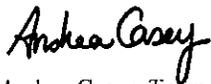
Next meeting is September 3, 2025 at 7:30pm

Executive Session Councilman Welsh made a motion at 8:15pm to enter executive session to discuss hiring a specific employee, which was seconded by Councilman Durland and all were unanimously in favor.

Executive Session Councilman Welsh made a motion to exit executive session at 8:39pm 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.

Motion to Adjourn At 8:40PM Councilman Welsh made a motion to adjourn the meeting which was seconded by Councilman Harrington and all were unanimously in favor.

Respectfully Submitted,



Andrea Casey, Town Clerk

EXHIBIT N

LOCAL LAW NO. __ 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; ___ - __-2025 by L.L. No. 1-2025]

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
	RD10	RA5	RA3	RD1.5	R1	H	
Catering Facility	SP*	X	X	X		X	210-56(E)(17)
Conference Center	SP* X	SP*	SP*	X		C	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 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, 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 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 **catering facility building** 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.

EXHIBIT O



TOWN OF UNION VALE

Building Department

249 Duncan Road

Lagrangeville, NY 12540

TEL (845) 724-5953 – FAX (845) 724-3757

E-Mail ~ building2@unionvaleny.us

C.E.O.: GEORGE A. KOLB JR.

NOTICE OF ZONING DETERMINATION

Date: 2/22/2024

Code Official: George A. Kolb Jr.

C.E.O. T/O/ Union Vale

Subject issue: Conference/ Wedding Venue

Owner: Freihofer Leo
12 Freihofer Ln
Lagrangeville, NY, 12540

Applicant: Gillespie & Associates P.E.

Address of Site; Bruzgul Rd
Grid #: 6660-00-780173
Zoning District: RD10

Determination ruling: Application has been made for the construction of a Barn facility with associated cottages as outlined on the proposal from Gillespie P.E. Based on a review of the bulk regulation chart it appears that this proposed use would fall more clearly under the "Conference Center" use. The applicant is requesting a conceptual Sketch Plat conference to discuss with the Planning Board.

Approval required:
Planning Board S.U.P & Site Plan

*Please fill out in full all applicable applications you may find on the Town of Union Vale website under "Planning Board ". Please read all process and procedures for this approval you may find on this page of the website.

Direct all information requested to: **Planning Board / Zoning Board of Appeals Dept.**

*Please also note that application for variance must be submitted to the ZBA **within 60** calendar days of this determination letter / see Sect. 210-79B(1) of T/O/Union Vale Code

George A. Kolb Jr.
Title: C.E.O. T/O/ Union Vale

Signature: G.K. George A. Kolb jr.

Date: rev. 5/17/2022

Forwarded to: * For File

EXHIBIT P



M. GILLESPIE & ASSOCIATES
CONSULTING ENGINEERING, P.L.L.C.

CIVIL, SANITARY, ENVIRONMENTAL, ARCHITECTURAL AND SITE

847 ROUTE 376 - WAPPINGERS FALLS, NY 12590 - P. (845) 227-6227 F. (845) 226-1430 - MGAENGRS.COM

March 12, 2024

Town of Union Vale
attn: Planning Board Chair and Board Members
249 Duncan Road
LaGrangeville, NY 12540

Re: **Sketch Site Plan for Fuscaldo – Wedding Venue**
Tax Grid Parcel # - 6660-00-780173 – 80.52 acres
Bruzgul Road (C.R. 21)
Town of Union Vale

SENT VIA HAND DELIVERY AND EMAIL (pbzba@unionvaleny.us) – 2 pages + attachments

Dear Chair and Board Members -

Please see enclosed within this submission the following:

- Original and eleven copies of completed application dated February 22, 2024
- Original and eleven copies of Short Form Environmental Assessment Form (EAF) dated February 22, 2024
- Eleven copies of Deed of Property
- Three full scale sets of maps and 8 half scale prints (Sheet SH1 of SH1) dated February 22, 2024
- Eleven (11) copies of Agricultural Data Statement
- One (1) check in the amount of \$500.00 for sketch application fee
- One (1) check in the amount of \$500.00 for escrow fee

On behalf of our client, we would respectfully request that the project be entertained for a work session with regards to the above referenced project.

The subject parcel is a total of 80.52 acres and located within the RD-10 zoning district. It is the intent of the prospective purchaser to develop the parcel to support a wedding venue. Access will be provided from County Road 21 (Bruzgul Road), across from Liberty Way. Usage will primarily be on the weekend.

In general, the site will comprise a Barn Facility in which to hold weddings and small guest cottages. The site will be served by an on-site well and an on-site sewage disposal system in addition to providing stormwater management.

In a review of the Town of Union Vale Zoning Code, there is not an explicit definition for a wedding venue under allowable uses. The closest Use is that on an Inn.

As per Section 210-56(8), the following is provided –

(8) Inn. An inn shall be allowed by special permit in the RD10, RA5 and RA3 Districts, provided that:

(a) The inn shall be limited to a maximum of 10 guest rooms.

(b) The inn may provide dining facilities open to both guests and the general public as an accessory use. The total number of seats in its dining room, its outdoor dining areas and its lounge, if any, shall however not exceed 30 seats.

(c) The inn may not operate as a nightclub, as such use is defined in Article **XII**, § **210-86A**, of this chapter.

(d) The inn shall be established through the adaptive reuse of either a residential or nonresidential structure existing on May 30, 2002.

(e) The minimum lot area shall be 20 acres in either the RD10 or RA5 District and 10 acres in the RA3 District.

(f) Access to the facility shall be provided from a state or county highway or a through Town roadway other than a residential subdivision street.

(g) Adequate water supply and sanitary sewage disposal facilities shall be provided in accordance with the requirements of the Town of Union Vale, the Dutchess County Health Department and the New York State Departments of Health and Environmental Conservation.

(h) No parking area or other improvement associated with the facility shall be located within 100 feet of any property line in the RD10 District or within 75 feet of any property line in the RA5 or RA3 Districts, or such greater distance as may be prescribed within the District Schedule of Area and Bulk Regulations. Screening shall be provided by intervening landform and/or vegetation to reduce visual and other impact on neighboring residential properties.

We respectfully request this work session in order to clarify that the Use is permitted. If you have any additional questions or concerns, please do not hesitate to call. Thank You.

Very truly yours,

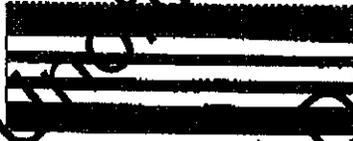


Michael E. Gillespie, P.E.

M. Gillespie & Associates, Consulting Engineering, PLLC

cc: G. Kolb (via email)
client
file

cg:MEG



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 5/18/2023
Time Recorded: 3:32 PM

CORBALLY GARTLAND & RAPPLEYEA
35 MARKET ST

POUGHKEEPSIE, NY 12601

Document #: 02 2023 1548

Received From: CORBALLY GARTLAND & RAPPLEYEA

Grantor: HERMANN W FREIHOFFER TRUST
Grantee: GINESPI ELIZABETH A

Recorded In: Deed Tax District: Union Vale
Instrument Type:

Examined and Charged As Follows :

Recording Charge: \$320.00
Transfer Tax Amount: \$0.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 5999

Number of Pages: 5
*** Do Not Detach This Page
*** This is Not A Bill

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

County Clerk By: [Signature]
Receipt #: 14355
Batch Record: 103

Bradford Kendall
County Clerk



0220231548

Unpaid / Unofficial Document

7/10/23 4P
8/2/23

Trustee's Deed

THIS INDENTURE made the 14 day of April, two thousand twenty-three.

BETWEEN

ELIZABETH W. GILESKI, with an address of 28 Freihofer Lane, Lagrangeville, NY 12540, as Successor Trustee of the HERMANN W. FREIHOFER LIVING TRUST dated June 11, 2014, as to the grantor's forty-four (44%) interest in the premises conveyed hereunder, as party of the first part, and

ELIZABETH A. GILESKI and HERMANN W. FREIHOFER JR., as tenants in common, with an address of 28 Freihofer Lane, Lagrangeville, NY 12540, as to the forty-four (44%) interest in the premises conveyed hereunder, as party of the second part,

WITNESSETH, that the party of the first part, by virtue of the power and authority given in and by said trust, and by Article 11 of the Estates, Powers and Trusts Law, and in consideration of Zero Dollars (\$0.00), paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns of the party of the second part forever,

ALL that certain one plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Lagrangeville, Town of Unionvale, County of Dutchess, State of New York, more particularly bounded and described as is set forth on Schedule "A" annexed hereto.

BEING the same premises conveyed by HERMANN W. FREIHOFER to HERMANN W. FREIHOFER, as Trustee on the Hermann W. Freihofer Living trust dated June 11, 2014 by deed dated August 11, 2014 and recorded in the Dutchess County Clerk's Office on September 3, 2014 as Document No. 02 2014 5184.

HERMANN W. FREIHOFER died a resident of Dutchess County, State of New York on October 14, 2022.

This is an in-kind distribution pursuant to Article Eight from the Trustee of the Trust, identified as the party of the first part.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances, and also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of whether individually, or by virtue of said will or otherwise;

Unpaid / Unofficial Document

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the distributees or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatsoever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this covenant and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN THE PRESENCE OF:

HERMANN W. FREIHOFFER LIVING TRUST
dated June 14, 2014

By: Elizabeth A. Gileski
ELIZABETH A. GILESKI,
Successor Trustee

STATE OF NEW YORK

COUNTY OF DUTCHESS

On the 26 day of April, 2023, before me, the undersigned a notary public in and for said state, personally appeared ELIZABETH A. GILESKI personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that it executed the same in its capacity, and that by its signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
Notary Public

Tax Identification number: 6660-00-780073
Vacant Lot on Bruzgul Road, Engorville, NY 12540

Record and Return to:
Allan B. Rappleyea, Esq.
Corbally Gartland and Rappleyea, LLP
35 Market Street, 5th Floor
Poughkeepsie NY 12601

ALLAN B. RAPPLEYEA
Notary Public, State of New York
Reg. No. 5008140
Qualified In Dutchess County 27
Commission Expires Feb. 16, 2027

SCHEDULE 1

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Union Vale, in the County of Dutchess and State of New York, bounded and described as follows:

BEGINNING at the southeast angle of intersection of the LaGrangeville-Clove County Highway and the Billings-Poughquag State Clove Road south 81 degrees 45' east 7 chains 90 links; thence south 85 degrees east 13 chains 40 links; thence south 67 degrees 30' east 2 chains; thence South 59 degrees 30' east 4 chains; thence south 82 degrees 45' east 2 chains; thence north 86 degrees 45' east 1 chain 95 links to a fence post in the stonewall; thence north 66 degrees 15' east 3 chains 91 links; thence north 81 degrees 45' east 2 chains 32 links; thence still along the south side of the road south 84 degrees 15' east 14 chains 13 links to Bruzgul's line; thence along Bruzgul's line south 16 degrees 15' west 6 chains 83 links to a corner in the stonewall; thence south 68 degrees 30' east 5 chains 17 links; thence south 84 degrees 45' east 7 chains 98 links; thence south 7 degrees 15' west 18 chains 87 links to the northeast corner of DeForest's farm; thence along DeForest's north line and along the line of Acken north 81 degrees 30' west 53 chains 69 links to the east line of the Billings-Poughquag State Highway; thence along the east line of the State Highway north 24 degrees 30' west 2 chains 4 links to a concrete post; thence north 22 degrees west 4 chains 96 links to a concrete post; thence north 9 degrees west 3 chains 14 links; thence north 4 degrees 45' west 1 chain 61 links; thence north 7 degrees 15' west 9 chains 53 links to a concrete post; thence north 2 degrees 15' east 4 chains 97 links to the place of beginning, containing 143.75 acres of land to be the same more or less.

EXCEPTING AND RESERVING all that certain piece or parcel of land situate in the Town of Union Vale, County of Dutchess, and State of New York, bounded and described as follows:

BEGINNING at a post in a corner of fences on the southerly side of the County Road leading to Pleasant Ridge, and running thence along the wall, the line of lands of Bruzgal South 16 degrees 39' West 200.3 feet and South 15 degrees 40' west 132.3 feet; thence along other lands of the party of the first part hereto passing through a large maple tree standing on the westerly side of said wall North 89 degrees 48' west 320.7 feet to a pipe set in the south westerly corner of the herein described premises; thence North 2 degrees 04' West 254.8 feet to a pipe set in the fence line on the southerly side of the above mentioned County Road thence along the same South 84 degrees 39' East 428.2 feet to the point of place of beginning, containing 2.92 acres.

EXCEPTING therefrom the premises conveyed by Rosa L. Freihofer to Leo Freihofer and Margaret Freihofer, his wife by deed dated April 23, 1968 and recorded in the Dutchess County Clerk's Office in Liber 1241 of Deeds at Page 646.

Also excepting therefrom the premises conveyed by Rosa L. Freihofer to Hermann Freihofer by deed dated September 26, 1975 and recorded in the Dutchess County Clerk's Office in Liber 1415 of Deeds, at Page 675.

BEING the same premises described in a Deed dated January 13, 1987 and recorded in the Dutchess County Clerk's Office on December 22, 1988 in Liber 1821 at page 371, from Leo Freihofer, Jr. Executor and Hermann W. Freihofer, Executor to Leo Freihofer, Jr. and Hermann W. Freihofer as Tenants in Common.

Being the same premises conveyed by LEO FREIHOFER, JR. and HERMANN W. FREIHOFER, as Executors of the Estate of Rosa L. Freihofer, to LEO FREIHOFER, JR. and HERMANN W. FREIHOFER, by correction deed dated October 4th, 2000, and recorded in the office of the Dutchess County Clerk as Document No. 02 2000 10227.

The premises are in an agricultural district and are entirely owned by the transferor.

Unpaid / Unofficial Document
Unpaid / Unofficial Document
Unpaid / Unofficial Document
Unpaid / Unofficial Document

Short Environmental Assessment Form

Part 1 - Project Information

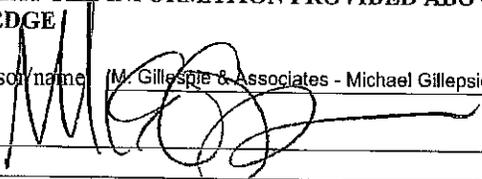
Instructions for Completing

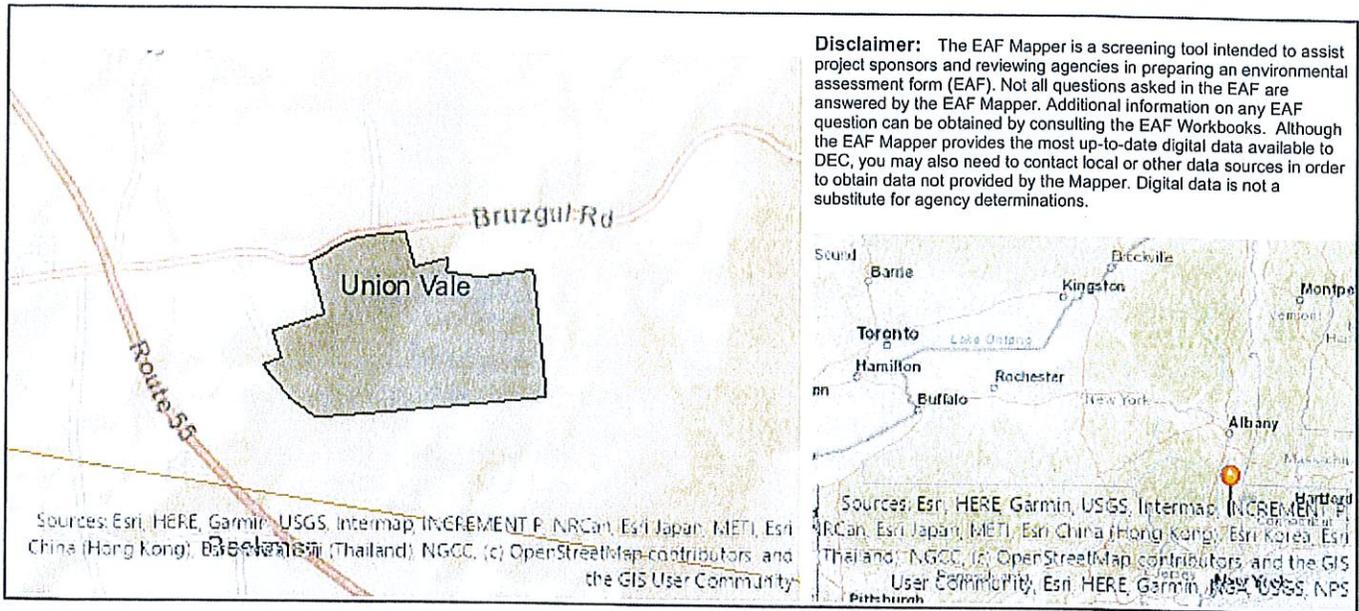
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Bruzgul Road - Wedding Venue			
Project Location (describe, and attach a location map): Bruzgul Road, Lagrangeville, NY			
Brief Description of Proposed Action: Proposed use for a wedding venue			
Name of Applicant or Sponsor: Joe Fuscaldo		Telephone: (845) 518-2355	
Address: 81 Timberlake Lane		E-Mail: j.fuscaldo@yahoo.com	
City/PO: Pleasant Valley		State: New York	Zip Code: 12569
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: DCDPW, DCDBCH, NYSDEC (SPDES)			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		80.52 acres	
b. Total acreage to be physically disturbed?		6.5 +/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		80.52 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ On-Site Individual Well	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ On-Site Sewage Disposal System	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Indiana Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: Storm Water Measure will be implemented which may include Storm Water Holding Facilities	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>M. Gillespie & Associates - Michael Gillespie</u> Date: <u>2/22/2024</u> Signature: <u></u> Title: <u>Owner</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

TOWN OF UNION VALE PLANNING BOARD



APPLICATION FOR SKETCH PLAT REVIEW / CLASSIFICATION

Town of Union Vale Planning Board
249 Duncan Road, Tymor Park
LaGrangeville, NY 12540
Tel: (845) 724-5600
Fax: (845) 724-3757
Planning email: pbzba@unionvaleny.us

Name of Applicant: Joe Fuscaldo

Address of Applicant: 81 Timberlake Lane, Pleasant Valley, NY 12569

Telephone Number: (845) 518-2355 Tax Map Parcel #: 6660-00-780173

Email of Applicant/Agent: mgillespie@mgaengrs.com

Location of Proposed Project Site: Bruzgul Road

Current Use of Site: Vacant

Proposed Use of Site: Wedding Venue

Work to be Undertaken: new project site, including new building/improvement
 modification to existing building
 modification to existing developed site
 change of use existing building site

Zoning District: RD-10 , RA-5 , RA-3 , R-1.5 , R-1 , H ,
NC , TC , A

Owner of Property (if not applicant): Elizabeth A. Gilleski & Hermann W. Freihofer, Jr.

Address of Owner: 28 Freihofer Lane, Lagrangeville, NY 12540

Name of Agent (architect, engineer, etc.): M. Gillespie & Associates Consulting Engineering

Address of Agent: 822 Main Street, Suite 310, Hopewell Junction, NY 12533

Telephone Number of Agent: (845) 227-6227

Email of Agent: mgillespie@mgaengrs.com

The undersigned, having been advised of the requirement for Sketch Plat Review and Classification by the Town of Union Vale Code Enforcement Officer, hereby requests final approval of the above-identified sketch plat by the Union Vale Town Planning Board in accordance with Code Chapter 210, Chapter 192 of the Town Law and the Zoning Law of the Town of Union Vale. The undersigned acknowledges that the official date of the application is that of the next regularly scheduled meeting of the Planning Board, as established by the Planning Board's annual calendar, provided at which time a sketch plan in full accordance with the requirements of said Zoning Law, a copy of this application form, Environmental Assessment Form required to initiate compliance with the State Environmental Quality Review Act, and receipt of payment of the application fee, and shall be submitted not less than fourteen (14) days prior to the meeting, in order to constitute a complete application. Said fee shall be paid to the Town of Union Vale and submitted through the Planning Board Secretary.

In order to assist prospective applicants in complying with the Sketch Plat Review and Classification procedure, including noting in checklist format that date to be included in a particular Sketch Plat submission, Town's Planning Consultant maintains office hours on the first Wednesday afternoon of each month at the Planning Board Office.

Signature of Applicant: Joseph Fuscaldo Date: 2/22/2024

If the applicant is not the owner of the premises, written proof of the applicant's right to act behalf of the owner in this matter must be submitted.

Please note the attachments:

- SKETCH PLAT in accordance with requirements of the Town Zoning Law Section 192
- Environmental Assessment Form (Part I)
- () Short Form
- () Long Form
- SKETCH PLAT Application Fee in accordance with Town's Fee Schedule \$ 500.00 (Town Code Section 128-1)
- Authorization, if application, to act for owner Copy of Original Deed of Property
- Other data NO DATA SUB

AGRICULTURAL DATA STATEMENT

1. Name and address of applicant:

Fuscaldo Enterprises, LLC

81 Timberlake Road

Pleasant Valley, NY 12569

2. Location of the proposed action:

Bruzgul Road - Tax Grid ID - 135400-6660-00-780173

3. Description of the proposed action to include: (1) Size of parcel or acreage to be acquired and tax map identification number of tax parcel(s) involved; (2) The type of action proposed (e.g., single-family dwelling or subdivision, multi-family development, apartment complex, commercial or industrial facility, school, community or public service facility, airport, etc.) and (3) project density.
[Please provide this information on the reverse side of this application and attach additional description as necessary.]

4. Name, address, telephone number and type of farm of owner(s) of land within the agricultural district which land contains farm operation(s) and upon which the project is proposed or which is located within 500 feet of the boundary of the property upon which the project is proposed:

A. Name: Hermann W. Freihofer
Address & Telephone #: 28 Freihofer Lane, LaGrangeville, NY 12540
Type of farm: Dormant

B. Name: Steven L. Arnold
Address & Telephone #: 1781 Bruzgul Road, LaGrangeville, NY 12540
Type of farm: Unkniown

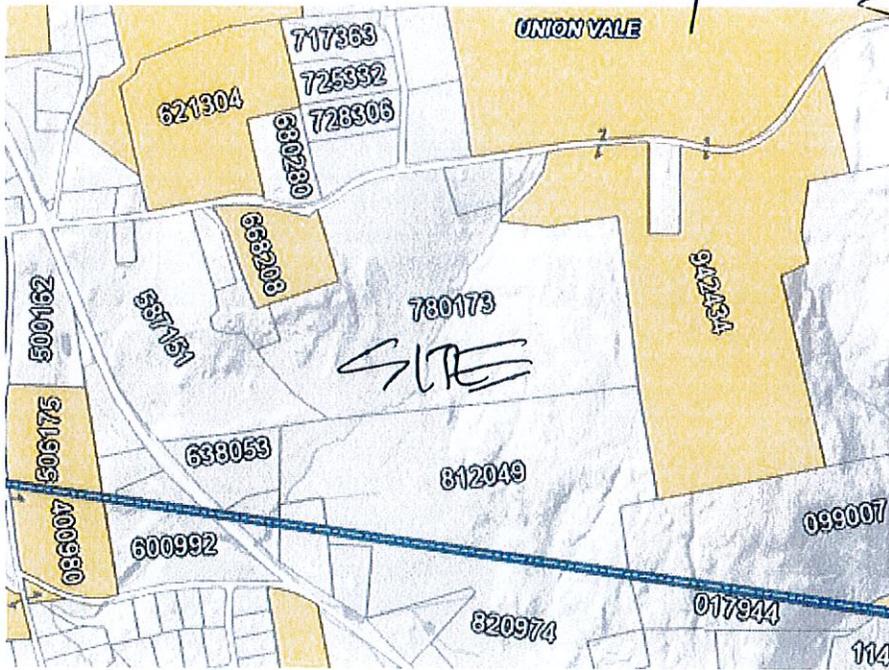
C. Name: Trade farms Inc.
Address & Telephone #: 1928-1946 Bruzgul Road, LaGrangeville, NY 12540
Type of farm: Horse

D. Name: _____
Address & Telephone #: _____
Type of farm: _____

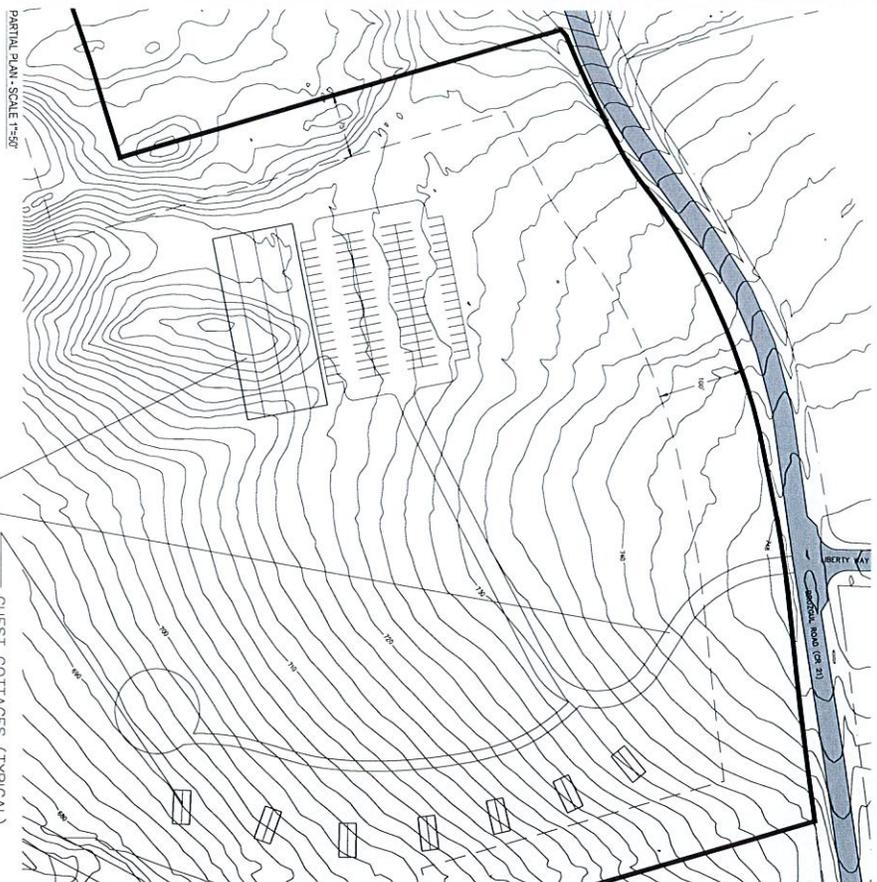
5. Tax map or other map showing the site of the proposed project relative to the location of farm operations identified in the ADS.



IN
AG
DISTRICT
(TYP.)



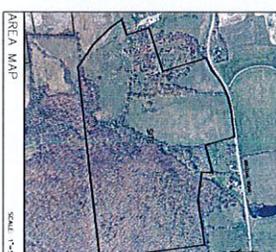
N.T.S.



PARTIAL PLAN SCALE 1"=50'

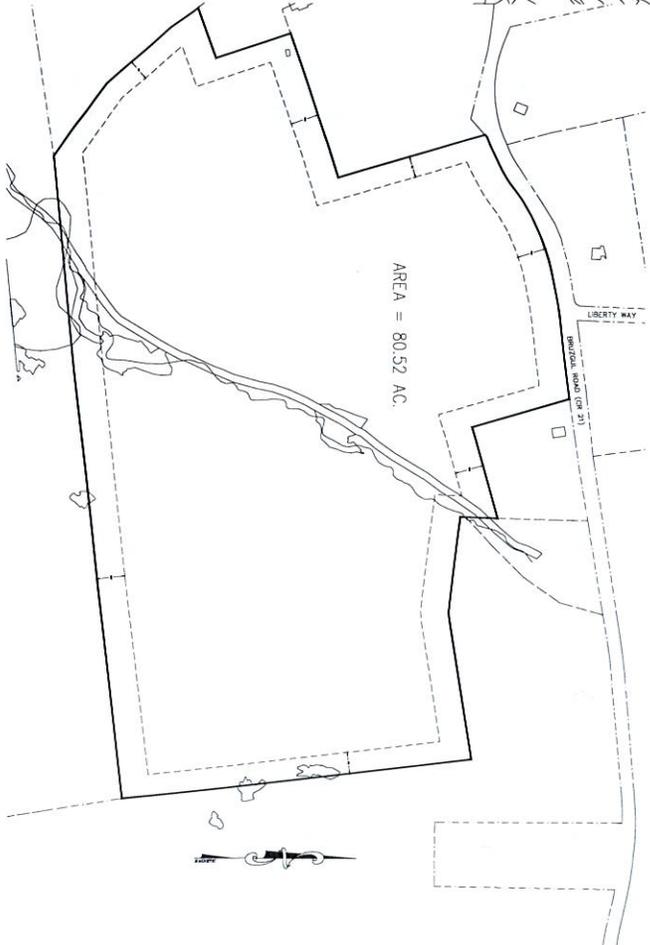
GUEST COTTAGES (TYPICAL)
PROPOSED ACCESS ROAD
BARN - WEDDING VENUE

- SECTION 210-36(8) EN AN EN SHALL BE ALLOWED BY SPECIAL PERMIT IN THE ROTO, PAKS AND DAD AND TC DISTRICTS PROVIDED THAT:
- (A) THE EN SHALL BE LIMITED TO A MAXIMUM OF 10 GUEST ROOMS.
 - (B) THE EN MAY PROVIDE DINING FACILITIES OPEN TO BOTH GUESTS AND THE GENERAL PUBLIC AS AN ACCESSORY USE. THE TOTAL NUMBER OF SEATS IN ITS DINING FACILITY SHALL NOT EXCEED 100 SEATS.
 - (C) THE EN MAY NOT OPERATE AS A RESTAURANT, AS SUCH USE IS DEFINED IN ARTICLE NO. 9 210-36(4) OF THIS CHAPTER.
 - (D) THE EN MAY NOT OPERATE AS A RESTAURANT OR NONRESIDENTIAL STRUCTURE EXISTING ON MAY 20, 2002, EXCEPT IN THE DISTRICTS WHERE EXISTING HOUSES OR BUILDINGS ARE NOT RECORDED.
 - (E) THE MINIMUM LOT AREA SHALL BE 20 ACRES IN EITHER THE ROTO OR SAO DISTRICT AND 10 ACRES IN THE TAZA DISTRICT.
 - (F) ACCESS TO THE FACILITY SHALL BE PROVIDED FROM A STATE OR COUNTY HIGHWAY OR A THROUGH TOWN ROADWAY OTHER THAN A RESIDENTIAL SUBDIVISION STREET.
 - (G) ADEQUATE WATER SUPPLY AND SANITARY SEWAGE DISPOSAL FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF UNION VALE AND THE NEW YORK STATE DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONSERVATION.
 - (H) AN APPROVED AND REGISTERED LANDSCAPE ARCHITECT SHALL BE REQUIRED TO PREPARE A LANDSCAPE ARCHITECTURE PLAN FOR THE SITE DISTRICT OR AREA AND RISK REGULATIONS, SCREENING SHALL BE PROVIDED BY INTERVENING LANDFORM AND/OR VEGETATION TO REDUCE VISUAL AND OTHER IMPACT ON NEIGHBORING RESIDENTIAL PROPERTIES.



TAX GRID PARCEL # 135400-6660-00-780173

BULK REQUIREMENTS		MIN. REQUIRED	MIN. PROVIDED
DISTRICT		800	800
MIN. AREA (AC)	10	10	10
MIN. FRONTAGE	150	150	150
MIN. WIDTH (OR BUILDING LENGTH)	100	100	100
MINIMUM SETBACKS FROM FRONTAGE, BUILDINGS			
MIN. FRONT YARD	10	10	10
MIN. SIDE YARD	10	10	10
MIN. REAR YARD	10	10	10
MINIMUM SETBACKS FROM PARKING AND/OR ACCESS DRIVE			
MIN. FRONT YARD	10	10	10
MIN. SIDE YARD	10	10	10
MIN. REAR YARD	10	10	10
MAX. BUILDING HEIGHT	35	35	35
MAX. BUILDING COVERAGE (%)	35	35	35
MIN. OPEN SPACE (%)	65	65	65



AREA = 80.52 AC.

PARCEL PLAN - SCALE 1"=150'

TOWN OF UNION VALE PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF UNION VALE, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REGULATIONS AND CONDITIONS OF USE, RESOLUTION AND ZONING ORDINANCES AND DECISIONS OF THE BOARD OF SUPERVISORS, TOWN OF UNION VALE, NEW YORK.

SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN OF THE PLANNING BOARD OF THE TOWN OF UNION VALE, NY

OWNER

FUSCALDO ENTERPRISES, LLC
BY THUNDERLAKE LANE
PLEASANT VALEY, NY 12969

OWNERS CONSENT

I, THE UNDERSIGNED OWNER OF THIS PROPERTY, HEREBY STATE MY CONSENT AND HEREBY AGREE TO ALL ZONING AND DECISIONS MADE BY THE BOARD OF SUPERVISORS OF THE TOWN OF UNION VALE, NEW YORK, AND TO THE DECISIONS OF THE BOARD OF SUPERVISORS.

SIGNED THIS _____ DAY OF _____, 20____.

PROJECT NO. 2022-008
DRAWN BY: MEG
CHECKED BY: MEG
REVISIONS:

SHEET NO. SH1

M. GILLESPIE & ASSOCIATES
CONSULTING ENGINEERING, P.L.L.C.
822 MANHATTAN BLVD #1110 - GREVILLE ANTON, N.Y. 12520
PHONE: 518-537-8227 FAX: 518-537-4040
WWW.MGAEIS.COM

SKETCH SITE PLAN
FUSCALDO - WEDDING VENUE

TOWN OF UNION VALE DUTCH-ESS CO., NEW YORK
SCALE(S) - AS NOTED DECEMBER 17, 2023



Town of Union Vale Planning Board
Town of Union Vale Town Hall
249 Duncan Road
Lagrangeville, NY 12540

Regular Meeting Agenda
April 11th 2024 7:30 P.M.

Planning Board Members:

Chairperson: Alain Natchev, Members: Scott Kiniry, Kaye Saglibene, Michael Mostachetti,
Anita Fina Kiewra, Larry Knapp & Joshua Redinger

I. CALL TO ORDER / DETERMINATION OF QUORUM

II. BUSINESS SESSION

- Review the agenda
- Approve March meeting minutes

III. CORRESPONDENCE

IV. PUBLIC HEARING

PROJECT NAME

PROJECT DETAILS

James Intrieri garage site plan review
Owner/ Applicant: James Intrieri
Location: 3056 Route 82 Verbank NY
12585. Parcel 6662-00-177724

Application for site plan review for proposed 60' x
64' garage located in the NC district.

Meeting # 2

I. REGULAR SESSION / NEW BUSINESS

PROJECT NAME

PROJECT DETAILS

Fuscaldo Sketch Plat Review
Owner: Hermann Freihofer & Elizabeth
Gilleski
Applicant: Joe Fuscaldo
Engineer: M. Gillespie & Associates
Address: Bruzgul Road
Parcel #: 6660-00-780173

Sketch Plat Review for proposed wedding venue
located on Bruzgul Road in the RD-10 Zone.

Meeting # 1

I. REGULAR SESSION / OLD BUSINESS

PROJECT NAME

PROJECT DETAILS

ECS Exercise Sketch Plat review
Owner/Applicant: Ed Stickter
Engineer: Willingham Engineering
Location: Route 55, Lagrangeville NY 12540
Parcel: #6660-00-466275

Applicant submitted a revised landscaping plan to
approved plan dated 3/20/2023

Meeting # 11

PROJECT NAME

Bonavenia Enterprises

Owner/ applicant: Bonavenia Enterprises/
Laurie Bonavenia

Engineer: Day Stokosa Engineering

Location: E. Noxon Rd & Clapp Hill Rd

Parcel: 6660-00-437115

PROJECT DETAILS

Review of a conservation subdivision of a 45.83-acre lot located in the TC district.

48 townhomes in a grid style, 3 additional single-family homes along Clapp Hill Road, with the pre-existing commercial space to the south. Approvals needed:

- Major Subdivision
- Special Use Permit- Subdivision
- Site Plan Review

Meeting # 4

II.

OTHER BUSINESS

None

III.

ADJOURNMENT

- **NEXT DEADLINE: April 18th 2024** (by Noon)
- **NEXT MEETING: May 9th 2024**



Town of Union Vale Planning Board
Town of Union Vale Town Hall
249 Duncan Road
Lagrangeville, NY 12540
UNION VALE PLANNING BOARD
Minutes of the Regular Meeting 7:30 pm
April 11th 2024

Members Present: Chairperson Alain Natchev, Members: Anita Fina Kiewra, Kaye Saglibene, Larry Knapp & Joshua Redinger

Members Absent: Scott Kiniry & Michael Mostachetti

Others Present: Thomas Harvey, Town Engineer

CALL TO ORDER / DETERMINATION OF QUORUM

Chairperson Natchev determined that there was a quorum for the Planning Board ("The Board") to conduct business and called the meeting to order.

BUSINESS SESSION

The Board approved meeting minutes from March 2024

CORRESPONDENCE

None

PUBLIC HEARING

PROJECT NAME

James Intrieri garage site plan review
Owner/ Applicant: James Intrieri
Location: 3056 Route 82 Verbank NY 12585.
Parcel 6662-00-177724

PROJECT DETAILS

Application for site plan review for proposed 60' x 64' garage located in the NC district.
Meeting # 1

Chairperson Natchev opened the public hearing and welcomed the applicant and owner Mr. James Intrieri to discuss the application. Mr. Intrieri has stated that he is proposing a 60' x 64' storage building in accessory to his principal business of an auto repair shop. He intends to use the building to store vehicles, it will not have any water, and electricity will be installed at a later date. Chairperson Natchev asked if the board or from the public had any comments or questions, with none the Chairman made a motion, to hold over the public hearing to the next meeting due to not receiving a response from Dutchess County on the referral.

REGULAR SESSION / NEW BUSINESS

PROJECT NAME

Fuscaldo Sketch Plat Review
Owner: Hermann Freihofer & Elizabeth Gilleski
Applicant: Joe Fuscaldo
Engineer: M. Gillespie & Associates
Address: Bruzgul Road
Parcel #: 6660-00-780173

PROJECT DETAILS

Sketch Plat Review for proposed wedding venue located on Bruzgul Road in the RD-10 Zone.
Meeting # 1

Mr. Joe Fuscaldo, applicant on the application gave an overview of the application. He stated they are proposing a barn style wedding venue, with 7 small cottages for the wedding party to stay the night in, it will not be operated as a hotel, the cottages will only be used when there is an event being held. He stated they plan on using the other areas of the property a farming type operation, as a pick your own planting. Chairperson Natchev asked the applicant to further explain the cottages and their utilities. Mr. Fuscaldo stated they will be separate buildings but they will not have any kitchens, they will be styled more as hotel rooms, with just a full bathroom. The board had a discussion regarding the determination letter, stating that the code administrator George Kolb, classified the proposed application as a conference center, as there is no specific code for wedding venue in the town code. The applicant stated the wedding guest size would be a maximum of 160 people. There will be no cooking in the venue, it will only have a prep kitchen area for outside catering. The applicant also stated they intend on building the structure to absorb sound, to keep the noise at a minimum. Mr. Fuscaldo stated the plan is just preliminary to confirm the use is allowed. Mr. Thomas Harvey town engineer stated that according to the town code a conference center use would require 100 acres, and this parcel is under that minimum, so a variance may be required. With no further questions or comments the matter was adjourned.

REGULAR SESSION / OLD BUSINESS

PROJECT NAME

Bonavenia Enterprises

Owner/ applicant: Bonavenia Enterprises/
Laurie Bonavenia

Engineer: Day Stokosa Engineering

Location: E. Noxon Rd & Clapp Hill Rd

Parcel: 6660-00-437115

PROJECT DETAILS

Review of a conservation subdivision of a 45.83-acre lot located in the TC district.

48 townhomes in a grid style, 3 additional single-family homes along Clapp Hill Road, with the pre-existing commercial space to the south. Approvals needed:

- Major Subdivision
- Special Use Permit- Subdivision
- Site Plan Review

Meeting # 4

Mr. Brian Watts, engineer on the application gave an update on the application, which include some corrections on the lighting, and landscaping. He stated that the county had submitted their comments on the application. Dutchess County made some suggestions which can be found in attached letter from Dutchess County Planning & Development on April 10th, 2024, titled:

“ZR24-044, Bonavenia Enterprises Subdivision.”

Chairperson Natchev asked the applicant if they have done a traffic analysis, Mr. Watts stated they have not done that, as they are waiting for the Department of Public Works to review and comment. The board suggested the applicant discuss with their engineer how they will mitigate the public water supply. Town Engineer Mr. Thomas Harvey suggested the applicant submit a formal letter that details their responses to the county’s comments made on the referral. With no more comments from the board, Chairperson Natchev offered the following resolution, which was unanimously approved by the board titled:

” TOWN OF UNION VALE PLANNING BOARD
SEQRA LEAD AGENCY/DETERMINATION OF SIGNIFICANCE RESOLUTION
SUBDIVISION, SPECIAL USE PERMIT, SITE PLAN
and TOWN BOARD ROAD WIDTH CODE CHANGE
Bonavenia Enterprises, LLC”

The matter was adjourned.

PROJECT NAME

ECS Exercise Sketch Plat review

Owner/Applicant: Ed Stickter

Engineer: Willingham Engineering

Location: Route 55, Lagrangeville NY 12540

Parcel: #6660-00-466275

PROJECT DETAILS

Applicant submitted a revised landscaping plan to approved plan dated 3/20/2023

Meeting # 11

Chairperson Natchev welcomed applicant Matt Towne, engineer & owner Ed Sticter. Chairperson Natchev commented that the applicant has not submitted items that were needed as condition of the approval in August 2023, such as the revised landscaping plan. He continued that the application has expired as of February 2024, and the board will need a new application submitted under the new TC zone to be reviewed for approval by the Planning Board.

Mr. Towne stated that the applicant never received a copy of the approved resolution from August 10th 2023 indicating the expiration date. Chairperson Natchev stated it was verbally stated during the August meeting and the resolution was read to the applicant, and suggested the applicant write a letter to the Towns attorney, and it will be reviewed, as the Planning Board does not have jurisdiction to extend an expired application, and that it should have been submitted before the date of expiration. He also advised the applicant to review his application with Code Administrator George Kolb to see if any TC zone changes will apply to his application. The matter was adjourned.

OTHER BUSINESS

Town Board member Pat Cartalemi discussed with the Planning Board the amendments to the town code regarding the TC Zone. Chairperson Natchev asked if the board members had any additional comments to the proposed changes, with none, Chairperson Natchev offered the following resolution, which was unanimously approved by the board titled:

“TOWN OF UNION VALE PLANNING BOARD
REFERRAL RE CH §192, ZONING CODE CHANGES”

ADJOURNMENT

As there was no further business, a motion was made by the Chairperson Natchev and unanimously accepted by the Board, to adjourn the meeting at 8:25 PM.

The next regular/public meeting of the Planning Board is scheduled for **Thursday May 9th 2024** the agenda will close on **April 2024 at 12:00 Noon**. Items for consideration at the **April** meeting must be received by that date.

EXHIBIT Q



TOWN OF UNION VALE

Building Department

249 Duncan Road

Lagrangeville, NY 12540

TEL (845) 724-5953 – FAX (845) 724-3757

E-Mail ~ building2@unionvaleny.us

C.E.O.: GEORGE A. KOLB JR.

NOTICE OF ZONING DETERMINATION

Date: 4/23/2024 rev. 4/23/2024

Code Official: George A. Kolb Jr.

C.E.O. T/O/ Union Vale

Subject issue: Conference/ Wedding Venue

Owner: Freihofer Leo
12 Freihofer Ln
Lagrangeville, NY, 12540

Applicant: Gillespie & Associates P.E.

Address of Site; Bruzgul Rd
Grid #: 6660-00-780173
Zoning District: RD10

Determination ruling: Application has been made for the construction of a Barn facility with associated cottages as outlined on the proposal from Gillespie P.E. Based on a review of the bulk regulation chart it appears that this proposed use would fall more clearly under the "Conference Center" use. The applicant is requesting a conceptual Sketch Plat conference to discuss with the Planning Board. Sect. 210-56 E (4) requires a 100-acre lot minimum lot area for a Conference Center use. The existing lot is 80.52 acres therefore a area variance will be required to be obtained.

Approval required:
Planning Board S.U.P & Site Plan
ZBA area variance of 19.48 acres

*Please fill out in full all applicable applications you may find on the Town of Union Vale website under "Planning Board ". Please read all process and procedures for this approval you may find on this page of the website.

Direct all information requested to: **Planning Board / Zoning Board of Appeals Dept.**

*Please also note that application for variance must be submitted to the ZBA **within 60** calendar days of this determination letter / see Sect. 210-79B(1) of T/O/Union Vale Code

George A. Kolb Jr.
Title: C.E.O. T/O/ Union Vale

Signature: G.K. George A. Kolb jr.

Date: rev. 5/17/2022

Forwarded to: * For File

EXHIBIT R



M. GILLESPIE & ASSOCIATES
CONSULTING ENGINEERING, P.L.L.C.

CIVIL, SANITARY, ENVIRONMENTAL, ARCHITECTURAL AND SITE

847 ROUTE 376 - WAPPINGERS FALLS, NY 12590 - P. (845) 227-6227 F. (845) 226-1430 - MGAENGRS.COM

June 11, 2024

Town of Union Vale
attn: ZBA Chair and Board Members
249 Duncan Road
LaGrangeville, NY 12540

Re: **Area Variance for Fuscaldo – Wedding Venue**
Tax Grid Parcel # - 6660-00-780173 – 80.52 acres
Bruzgul Road (C.R. 21)
Town of Union Vale

SENT VIA HAND DELIVERY AND EMAIL (pbzba@unionvaleny.us) – 2 pages + attachments

Dear Chair and Board Members -

Please see enclosed within this submission the following:

- Eight (8) copies of completed application dated June 11, 2024
- Eight (8) copies of Short Form Environmental Assessment Form (EAF) dated June 11, 2024
- Eight (8) copies of survey / sketch site plan (Sheet SH1 of SH1) dated February 22, 2024
- One (1) check in the amount of \$250.00 for ZBA Application Fee

On behalf of our client, we would respectfully request that the project be placed on the next available ZBA agenda for consideration.

The subject parcel is a total of 80.52 acres and located within the RD-10 zoning district. It is the intent of the prospective purchaser to develop the parcel to support a wedding venue. Access will be provided from County Road 21 (Bruzgul Road), across from Liberty Way. Usage will primarily be on the weekend.

In general, the site will comprise a Barn Facility in which to hold weddings and small guest cottages. The site will be served by an on-site well and an on-site sewage disposal system in addition to providing stormwater management.

The Town of Union Vale Zoning Code Enforcement Officer has defined the Use as a "Conference Center" which is a permitted Use within the RD10.

A "Conference Center" requires a minimum acreage of 100 acres. The subject parcel is 80.5 acres. A variance of 19.5 acres is required.

If you have any additional questions or concerns, please do not hesitate to call. Thank You.

Very truly yours,

A handwritten signature in black ink, appearing to read "MEG", with a long horizontal flourish extending to the right.

Michael E. Gillespie, P.E.
M. Gillespie & Associates, Consulting Engineering, PLLC

cc: G. Kolb (via email)
client
file

cg:MEG



Zoning Board of Appeals
 249 Duncan Road
 Lagrangeville, NY 12540
 (845) 724-5600
 Email: pbzba@unionvaleny.us

APPLICATION FOR APPEAL TO ZONING BOARD OF APPEALS

Application Date: 6/11/2024

Application for (check all that apply): Interpretation Area Variance Use Variance

1. (If applicable) Application denied by Code Enforcement Officer/ Building Inspector on 2/24, 2024. (Attach copy of denial.)

2. Applicant's Name: Joe Fuscaldo
 Owner of Property (if different) Hermann W. Freihofer, Jr.
 Applicant's Address 155 Davis Road, Salt Point, NY 12578
 Applicant's Phone Number (845) 518-2355 cell
 Applicant's Email Address: j.fuscaldo@yahoo.com

3. Property Location Bruzgul Road
 Zoning District (check one): RD-10 RA-5 RA-3 R-1.5
 R-1 H NC TC A
 Tax Map Parcel # 6660-00-780173

4. Request relates to the following provision(s) of the Union Vale Code:
 (The Code provisions should be listed in the Code Enforcement Officer's denial letter. List all that apply and, if you are seeking an area variance, specify the extent of the variance you are seeking, for example the exact number of feet that you are seeking to reduce a setback requirement. Attach additional sheet if necessary.)

Article: _____ Section: 210 Subsection: 79 Extent: B(1)
 Article: _____ Section: _____ Subsection: _____ Extent: _____
 Article: _____ Section: _____ Subsection: _____ Extent: _____

5. Describe in the space provided below -- or in an attachment -- the proposed project and the nature of the requested interpretation(s) and/or variance(s).

Note the following and please read *all* instructions (## 3 and 4 apply to all applications):

1. For **variances**, tell us what you want to do and explain how the Union Vale Code prevents you from doing it. In addition to the description provided below, you must also complete a separate form (entitled either “**AREA VARIANCE APPLICATION**” or “**USE VARIANCE APPLICATION**”) for each variance you are requesting. These forms are attached.
2. If you are seeking an **interpretation in order to proceed with a project**, describe what you want to do, and explain how the Code Enforcement Officer’s interpretation of the Union Vale Code prevents you from doing it. Also explain why the Code Enforcement’s interpretation is erroneous. If you are seeking an **interpretation because you object to a proposed project**, describe the project to which you object, and explain why the Code Enforcement Officer’s interpretation of the Union Vale Code is erroneous.
3. If you are submitting any or all information in an **attachment**, indicate in the lines below if the attachment is a simple narrative or a letter (for example, from an attorney or engineering firm). If your attachment is a narrative, it should have the applicant’s name, property location, and date of the application at the top. If your attachment is a letter, identify in the lines below who the letter is from and its date.)
4. If, along with this application, you are submitting any of the “Recommended Supplements To Application” identified in the **Requirements for An Appeal to Union**

Vale Zoning Board of Appeals (including building plans, photographs, technical reports, and letters from property owners):

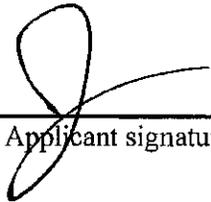
- a. You must refer to the supplement(s) in your description in the lines below and/or in your attached narrative or letter. If there are multiple supplements, each should be identified individually. For example, if there are multiple photographs, the photographs should be identified with a number and your description should refer to the photograph number that is pertinent.
- b. If you are submitting a technical report, it is strongly recommended that the report be prepared in accordance with The Elements of Technical Writing by Blake and Bly (Macmillan General Reference, A Simon & Schuster Macmillan Company, 1633 Broadway, New York, NY) Copyright 1993. Quality writing (including clarity, organization and content) enhances the effectiveness of the report, and a well written report will expedite consideration of your application.

(SEE ATTACHED)

6. Has any application for any other permit(s) affecting the property been submitted to and/or issued by any other government agency? No Yes. If yes, please list in detail (*attach separate pages if necessary*):

7. Have there been any previous appeals to the ZBA seeking the same or similar relief as requested here? If so, when, and what determination was made by the ZBA?

None Known of



Applicant signature

6/11/2024

Date

APPLICANT (please sign):



AREA VARIANCE APPLICATION

PLEASE COMPLETE AND ANSWER THE FOLLOWING *(on a separate sheet for each variance requested, and attach additional sheets if necessary):*

Will there be any undesirable change in the character of the neighborhood, or a detriment to nearby properties if this variance is granted? If yes, please describe. If not, why not?

The project is located off a County Road without a "neighborhood" theme in the localized area.

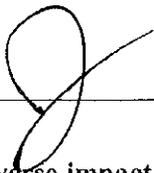
Explain why you cannot achieve your goals via a reasonable alternative that does not involve the necessity for an area variance, or that involves a lesser variance, and explain why you believe relief from the Zoning Board of Appeals is necessary and justified. Describe alternatives that might reduce the extent of the variance or eliminate the need for the variance. If there are no alternatives, explain why not. If there are alternatives, explain the features that distinguish the alternatives (for example with respect to size, placement, materials, etc.), and explain why you did not choose any such alternative.

The parcel size is set. There is not a way to reduce variance based upon the size of the parcel that exists.

Is the variance substantial? Please explain the basis for your conclusion.

No. The parcel is 80.5 acres and the minimum required for "Conference Center" use is 100 acres. The acreage short is 19.5 acres.

APPLICANT (please sign):



Will the variance have any adverse impact on physical or environmental conditions in the neighborhood or district? If yes, please describe. If not, why not?

No. All requirements and regulated activities will obtain requisite approvals.

Is this a self-created difficulty? Please explain your answer.

The parcel is the size that it is.

Short Environmental Assessment Form

Part 1 - Project Information

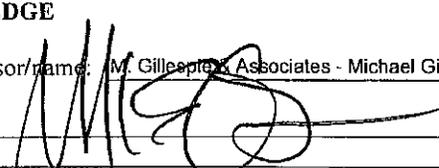
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
M. Gillespie & Associates - Michael Gillespie			
Name of Action or Project: Bruzgul Road - Wedding Venue			
Project Location (describe, and attach a location map): Bruzgul Road, Lagrangeville, NY			
Brief Description of Proposed Action: Proposed use for a wedding venue			
Name of Applicant or Sponsor: Joe Fuscaldo		Telephone: (845) 518-2355 E-Mail: j.fuscaldo@yahoo.com	
Address: 81 Timberlake Lane			
City/PO: Pleasant Valley		State: New York	Zip Code: 12569
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: DCDPW, DCDBCH, NYSDEC (SPDES), PLANNING B, ZBA		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		80.52 acres	
b. Total acreage to be physically disturbed?		6.5 +/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		80.52 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ On-Site Individual Well _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ On-Site Sewage Disposal System _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: Storm Water Measure will be implemented which may include Storm Water Holding Facilities	NO <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: M. Gillespie & Associates - Michael Gillespie	Date: 2/22/2024 <i>4/11/24</i>	
Signature: 	Title: Owner - <i>ACCURIT</i>	

PRINT FORM

EAF Mapper Summary Report

Tuesday, March 12, 2024 9:40 AM

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Swire, Swire (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

UNION VALE ZONING BOARD OF APPEALS

Minutes of the Regular Meeting

7:30 pm

July 2nd 2024

Members Present: Chairperson Jane Smith and Board members Dennis Dunning, John Hughes, Ilana Nilsen & Michael McPartland

CALL TO ORDER / DETERMINATION OF QUORUM

Chairperson Jane Smith determined that there was a quorum for the Zoning Board of Appeals (“the Board”) to conduct business and called the meeting to order.

CORRESPONDENCE

None

BUSINESS SESSION

Approve meeting minutes from June 4th 2024 with revisions.

PUBLIC HEARING

PROJECT NAME

Somsag Accessory Apartment SUP

Owner/ Applicant: Mike & Tara Somsag

Engineer: Edward Mauro

Address: 57 South Parlman Rd Lagrangeville NY
12540

Parcel #: 6660-00-515375

PROJECT DETAILS

Application for the conversion of detached 2-story structure to 1-bedroom accessory apartment located in the RA-3 Zone.

1. Footprint sqft variance §210-56(B)(2)(b) extent 369 sqft;
2. Apartment sqft variance §210-56B(2)(d) extent 237 sqft & §210-56B(1)(b)(3);
3. Lot size variance §210-56(B)(2)(a) extent 1.2 acres.

The Zoning Board of Appeals will also consider whether the existing building form is ‘indigenous to a rural area’ as set forth in 210-56(B)((2)(b), and, therefore, whether any other modification of the exterior appearance of the structure requires a variance.”

Meeting # 2

Chairperson Smith opened the public hearing and welcomed Mr. Mauro, engineer on the application to present the application. Mr. Mauro explained the current owners purchased the property with a detached structure on the property which has a certificate of occupancy as an office building. He explained that shortly after the purchase the zone was changed from the TC zone to an RA-3 zone, and the owners would like to make the lower level a handicapped assessable apartment for the mother in law while keeping an office space above to be used by the owner. The board asked the applicant to explain the orientation of the structure which Mr. Mauro stated that the front of the building faces the home, and that the structure can not really be seen from the road. With no other comments or questions from the public or the board, the board discussed the factors they must consider when reviewing an application and the conditions that would be imposed should the variances be granted. The Board then unanimously voted as follows:

The Town of Union Vale Zoning Board of Appeals **GRANTS** the three Somsag area variances.

1. Footprint sqft variance §210-56(B)(2)(b) extent 369 sqft;
2. Apartment sqft variance §210-56B(2)(d) extent 237 sqft & §210-56B(1)(b)(3);
3. Lot size variance §210-56(B)(2)(a) extent 1.2 acres.

The Board’s findings with respect to each variance and the conditions imposed are set forth in attachments titled:

Zoning Board of Appeals approval on the application of Mike & Tara Somsag for an Application for the conversion of detached 2-story structure to 1-bedroom accessory apartment located in the RA-3 Zone Located at 57 South Parliman Rd Lagrangeville NY 12540 Parcel #: 6660-00-515375

REGULAR SESSION / NEW BUSINESS

Chairperson Smith had to leave after the Public Hearing and delegated the role of chair to Member Dunning for the remainder of the meeting.

PROJECT NAME

PROJECT DETAILS

Fuscaldo Area Variance

Owner: Hermann Freihofer & Elizabeth Gilleski
 Applicant: Joe Fuscaldo
 Engineer: M. Gillespie & Associates
 Address: Bruzgul Road
 Parcel #: 6660-00-780173

Application for an area variance of 19.5 acres for required minimum lot size of 100 acres for proposed wedding venue conference center located in the RD-10 Zone.

Meeting # 1

Chairperson Smith welcomed the applicant Mr. Fuscaldo who is in contract to purchase the property and Mr. Gillespie, engineer on the application. Mr. Gillespie stated this is an application for an area variance for a proposed wedding venue, with 7 cottages to be used by the wedding party which will only occupy about 8-10 acres of the property.

The board asked the applicant to comment on the history of their application before the Planning Board. Mr. Gillespie stated a few months ago they went before the Planning Board for a sketch plat review. He explained during the review it was discovered that under use of a conference center, which was determined by the Code Administrator, that the property did not meet minimum acreage of 100 acres for that use. Mr. Gillespie stated they received good feedback from the Planning Board in regards to the concept of the project.

The Board stated they do not think that the application is at a point to be reviewed by the Zoning Board of Appeals, as it still unclear as to if this type of use is considered a conference center, and that other environmental impacts should be discussed before the Planning Board before the ZBA can decide. Mr. Gillespie stated the plan provided to both the Planning Board and ZBA is just a preliminary sketch to get an idea if the concept is allowed. He continued that the project fits within a conference center definition as per Code Administrator. Member Dunning asked the applicant if he could indicate whether they have explored other alternatives, such as the possibility of purchasing additional land in which case would not require a variance, or a less of a variance, and to elaborate on why the applicant considers the request not substantial, as they are asking for about 20% difference in the acreage required.

It was recommended to the applicant to submit a request for a work session which would allow the applicant to discuss the matter with the Town Engineer, Town Attorney, Planning Board Chair, ZBA Chair & Code administer, so that the applicant can get guidance as to the best way forward. Mr. Fuscaldo, purchaser of the property indicated that he is in contract to purchase the property pending the approvals and has a limited time to do so as per the contract. The board and applicant agreed the best way forward is to submit a work session review application before resubmitting a revised application with the boards suggested comments. The matter was adjourned.

PROJECT NAME

Dyckman Addition Side Yard Area Variance

Owner: Jonathan Dyckman

Applicant/Architect: Daniel Contelmo Architects

Address: 9 Robinwood Lane

Parcel #: 6661-00-987262

PROJECT DETAILS

Application for a side yard area variance of 8' for a proposed 18' x 36' two story addition to existing dwelling located in the RA-3 zone.

Meeting # 1

Mr. Contelmo, Architect on the project began by explaining the details of the application, which is a proposed two-story addition to the existing one family dwelling. Mr. Contelmo stated the addition will have an additional bedroom & office, and there are no alternatives to the placement of the addition due to the septic location and the layout of the existing home. Mr. Contelmo stated the neighboring property's garage is placed next to this addition, therefore no detriment to any neighboring properties. The board recommended the applicant revise the application to clarify and label what the provided photos & drawings are and number them accordingly and to also submit a written description of the project.

With no further discussion the board made a motion, which was unanimously approved by the board to accept the application as complete with the condition that the applicant submit a revised application with the changes recommended before the deadline of July 16th, and Scheduled a Public Hearing on the Application for Tuesday, August 6th 2024 @ 7:35 pm.

REGULAR SESSION / NEW BUSINESS

None

OTHER BUSINESS

None

ADJOURNMENT

As there was no further business, a motion was made by the Chairperson Smith, seconded by Member Dunning and unanimously accepted by the Board, to adjourn the meeting at 9:35 PM.

The next regular/public meeting of the Zoning Board of Appeals is scheduled for **Tuesday August 6th 2024, at 7:30 PM.** The agenda will close on **July 16th 2024 at 12:00 Noon.** Items for consideration at the **August** meeting must be received by that date.



Town of Union Vale Zoning Board of Appeals

Town of Union Vale Town Hall
249 Duncan Road
Lagrangeville, NY 12540

Regular Meeting Agenda
At Town Hall
August 6th 2024 @ 7:30 PM

Zoning Board Members:

Chairperson: Jane Smith, Members: John Hughes, Ilana Nilsen, Dennis Dunning & Mike McPartland

I. CALL TO ORDER / DETERMINATION OF QUORUM

II. BUSINESS SESSION

Approve meeting minutes from July 2nd 2024

III. CORRESPONDENCE

Letter from Michael Gillespie July 24th regarding Fuscaldo application to be adjourned to the September 3, 2024 meeting.

IV. PUBLIC HEARING

PROJECT NAME

Dyckman Addition Side Yard Area Variance
Owner: Jonathan Dyckman
Applicant/Architect: Daniel Contelmo Architects
Address: 9 Robinwood Lane
Parcel #: 6661-00-987262

PROJECT DETAILS

Application for a side yard area variance of 8' for a proposed 18' x 36' two story addition to existing dwelling located in the RA-3 zone.

Meeting # 2

V. REGULAR SESSION / NEW BUSINESS

PROJECT NAME

Cimmino Area Variance
Owner: James Cimmino
Applicant/Builder: Gerlad Thorpe
Address: 200 Mennella Road
Parcel #: 6859-01-27195

PROJECT DETAILS

Application for a side yard area variance of 8' for proposed 22' x 20' detached garage located in the R1 zone.

Meeting # 1

VI. REGULAR SESSION / OLD BUSINESS

None

VII. OTHER BUSINESS

None

VIII. ADJOURNMENT

- **NEXT DEADLINE: August 13th 2024 (by Noon)**
- **NEXT MEETING September 3rd 2024**

UNION VALE ZONING BOARD OF APPEALS
Minutes of the Regular Meeting
7:30 pm
August 6th 2024

Members Present: Chairperson Jane Smith and Board members Dennis Dunning, John Hughes,
Ilana Nilsen

Members Absent: Michael McPartland

CALL TO ORDER / DETERMINATION OF QUORUM

Chairperson Jane Smith determined that there was a quorum for the Zoning Board of Appeals (“the Board”) to conduct business and called the meeting to order.

CORRESPONDENCE

None

BUSINESS SESSION

Approve meeting minutes from July 2024.

PUBLIC HEARING

<u>PROJECT NAME</u>	<u>PROJECT DETAILS</u>
Dyckman Addition Side Yard Area Variance Owner: Jonathan Dyckman Applicant/Architect: Daniel Contelmo Architects Address: 9 Robinwood Lane Parcel #: 6661-00-987262	Application for a side yard area variance of 8’ for a proposed 18’ x 36’ two story addition to existing dwelling located in the RA-3 zone. Meeting # 2

Mr. Contelmo, Architect on the project began by explaining the details of the application, which is a proposed two-story addition to the existing one family dwelling. Mr. Contelmo stated there was no alternative location to put the addition due to location of well and septic, and current layout of the home. Mr. Contelmo stated the closest neighbor to the addition will not have much of a visual from their home as the addition faces the neighbor’s garage. He continued that the design of the addition from the front appears to look like a one-story addition, and slopes down in the rear to a two-story addition, and the design fits best with the character of the existing home.

There was a discussion about how much of the addition is protruding into the setback, which is approximately 100 sqft of the total 600 sqft footprint of the addition. It was also noted by the board that the lot size is now substandard due to previous zoning changes, however all the neighboring lots are roughly the same size.

With no other comments or questions from the public or the board, the board discussed the factors they must consider when reviewing an application and the conditions that would be imposed should the variances be granted. The Board then unanimously voted as follows:

The Town of Union Vale Zoning Board of Appeals **GRANTED** the Dyckman addition side yard variance of 8’.

The Board’s findings with respect to each variance and the conditions imposed are set forth in attachments titled:

Zoning Board of Appeals approval on the application of Jonathan Dyckman of an 8’ side yard setback for the addition of an 18’ x 36’ two story addition to existing dwelling located in the RA-3 Zone at 9 Robinwood Lane, Lagrangeville NY 12540 Parcel #: 6661-00-987262

REGULAR SESSION / NEW BUSINESS

PROJECT NAME

Cimmino Area Variance

Owner: James Cimmino

Applicant/Builder: Gerald Thorpe

Address: 200 Mennella Road

Parcel #: 6859-01-27195

PROJECT DETAILS

Application for a side yard area variance of 8' for proposed 22' x 20' detached garage located in the R1 zone.

Meeting # 1

Chairperson Smith welcomed the owner Mr. Cimmino. There was a discussion regarding the required side set back needed for this application, which was clarified to be 25' side setback for accessory structures. Mr. Cimmino stated the property is approximately 4 acres, but very narrow from side to side, so due to this, the location of the septic and well, and existing driveway there were not any alternative for the location of the garage to not be within the setbacks.

There was a discussion about the lot and the parcel overlay that exists between them and the neighbor. Mrs. Cimmino stated there is a deed overlap, and that they have tried to clear that up in the past with the neighbor, without success. The board indicated that the location of the deed overlap is not near where the proposed garage is located, and may not be relevant to the decision on the matter.

The board asked the owner to modify some of the information regarding the correct code provision that a variance is needed for, and it was also noted the size of the garage needs to be correctly amended to 22' x 24' which also needs to be updated on the code administrator's determination letter. The board advised the applicant to make these changes before the next deadline for review, and, if acceptable, the board will schedule the public hearing for September, otherwise hold the application over to be reviewed for completion.

OTHER BUSINESS

Chairperson Smith gave brief review to the board of the work session for the Fuscaldo application.

ADJOURNMENT

As there was no further business, a motion was made by the Chairperson Smith, seconded by Member Dunning and unanimously accepted by the Board, to adjourn the meeting at 8:35 PM.

The next regular/public meeting of the Zoning Board of Appeals is scheduled for **Tuesday September 3rd 2024, at 7:30 PM**. The agenda will close on **August 13th 2024 at 12:00 Noon**. Items for consideration at the **September** meeting must be received by that date.

July 18, 2024

FILE COPY

Re: Fuscaldo Area Varlance

Owner: Hermann Freihofer & Elizabeth Gilleski
Applicant: Joe Fuscaldo
Engineer: M. Gillespie & Associates
Address: Bruzgul Road
Parcel #: 6660-00-780173

To: Members of the Zoning Board of Appeals and Board Secretary Emily Cole:

At the July 2, 2024 meeting of the Zoning Board of Appeals, a question was raised as to whether Code Enforcement Officer Kolb's Determination (as set forth in his Determination Letter dated April 23, 2024), correctly classified the proposed use of the above project as a "Conference Center," a permitted use in the RD-10 district. (A copy of the Determination Letter and the Conference Center definition from the Union Vale Town Code are attached.)

This question was raised again at a work session with the applicant and Town officials held on July 17, 2024.

Pursuant to NY Town Law Section 267-B [1], I ask that the Zoning Board of Appeals take up this preliminary definitional issue, and do so at the ZBA's next meeting to be held on August 6, 2024, at 7:30 p.m. at the Union Vale Town Hall, 249 Duncan Road, Lagrangeville, NY 12540.

The Zoning Board Secretary is requested to give notice of this meeting to the applicant and as otherwise required by the Town Code.

Sincerely,

Jane Simkin Smith, Chairperson of the Union Vale Zoning Board of Appeals

cc: James Nelson, Esq.
Steven Frazier, Supervisor
Gillespie & Associates, PE
George A. Kolb, Jr., Town CEO
Alain Natchev, Planning Board Chair
All ZBA Members
Thomas Harvey, PE

R-5/22

building2 unionvaleny.us

To: Mike Gillespie
Subject: RE: ZONING DETERMINATION LETTER Fuscaldo

From: Mike Gillespie <mgillespie@mgaengrs.com>
Sent: Tuesday, May 21, 2024 12:26 PM
To: building2 unionvaleny.us <building2@unionvaleny.us>
Subject: Re: ZONING DETERMINATION LETTER Fuscaldo

Good afternoon George. A presentation was made a planning board a month or so ago regarding Fuscaldo's wedding venue. Received a good reception, but there's the issue that it's less than required acreage. We're looking for a formal referral from the planning board to the zoning board, but do we have to submit a formal application? There's a ton of fees that are associated with it and if the zoning board turns us down then it's all for nothing so I was hoping we could just continue our submittal under a Sketch plan get a referral from the planning board to the ZBA and see where it goes. Let me know or you can or catch me on my cell. Thank you.

M. Gillespie PE

M. Gillespie & Associates Consulting Engineering, P.L.L.C.
822 Main Street- Suite 310
Hopewell Junction, NY 12533
p (845) 227-6227
c (845) 590-2521
web - www.mgaengrs.com

Sent from my iPhone

On Mar 22, 2024, at 10:41 AM, building2 unionvaleny.us <building2@unionvaleny.us> wrote:

Mike ,
Please see ZDL
Please send in with your digital application

George A. Kolb Jr.
C.E.O. T/O Unionvale

<ZONING DETERMINATION LETTER FERRIS.docx>

CONFERENCE CENTER

A facility used for business, professional or institutional conferences and seminars, often with campus-type accommodations for sleeping, eating and recreation.

to any other property line.

(k) In order to effectuate the conversion of a portion of a residential dwelling to a bed-and-breakfast establishment, no addition to the structure greater than 100 square feet in gross floor area shall be authorized.

(3) Boarding stable. A boarding stable shall be allowed by special permit in any residential district, provided that:

- (a) The site shall have a minimum land area of 10 acres.
- (b) The total number of horses either boarded or owned by the owner of the boarding stable shall not exceed one horse per acre of land area devoted to the use.
- (c) Buildings or other fully enclosed structures associated with the facility shall be located not less than 100 feet from any property line nor less than 250 feet from any neighboring residence.
- (d) Yard areas shall be landscaped and/or maintained in agricultural use and natural screening shall be provided, where necessary, to harmonize with the character of the neighborhood.
- (e) No fenced area, including exercise ring, nor any manure storage area shall be located within 100 feet of any lot line, nor shall any manure storage area be located within 100 feet of any stream or water body, 150 feet of any well or spring providing a source of potable water or within 200 feet of the nearest neighboring residence.

(4) Conference center. A conference center shall be allowed by special permit in the RD10, RA5 and RA3 Districts, provided that:

- (a) The establishment of the conference center facilitates the development of a parcel of not less than 100 acres in low-density, nonresidential use while preserving existing buildings through adaptive reuse and/or scenic and natural areas important to the community.
- (b) 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 of 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 conference center facilities shall not exceed 5% of the land included in the project proposal.
 - [6] Access to the facility shall be from a state or county highway or a through Town roadway other than a residential subdivision street.
 - [7] No building or parking area associated with the conference center shall be located closer than 150 feet to any property line, nor within 250 feet of any neighboring residence.
 - [8] Adequate water supply and sewage disposal facilities shall be provided in accordance with the requirements of the Town of Union Vale, the Dutchess County Department of Health, and the New York State Departments of Health and Environmental Conservation.
 - [9] While dining and lodging facilities for periods of not more than seven calendar days may be provided as part of the conference center facilities for the use and benefit of participants in events at the conference center, no restaurant, tavern, nightclub, hotel, motel or inn serving the general public shall be operated and maintained upon the premises.
 - [10] Any conference center allowed by special permit in the TC District shall be subject to the above criteria, except to the extent not applicable due to anticipated new construction, and alternately be an integral part of a Planned Mixed Use Development.

(5) Convenience store. A convenience store selling gasoline in combination with a quick-stop retail food store shall be allowed by special permit in the NC and TC Districts, provided that:

- (a) The maximum gross floor area shall be 2,000 square feet.
- (b) The maximum number of fuel dispensing nozzles shall be 12.
- (c) The convenience store and its associated site shall be designed and operated to ensure that each of the following criteria is met:
 - [1] An adequate number of parking spaces shall be provided on site for customers making purchases at the retail store but not buying gasoline. These parking spaces shall be located so as to not interfere with safe entry and exit for motorists purchasing gasoline.
 - [2] Fuel pumps and associated canopy structures shall meet the dimensional limitations, design standards and restrictions as to number set forth below:
 - [a] No fuel pump or associated canopy structure shall either be located or otherwise project into a required side or rear yard or either be located or otherwise project within 40 feet of the front property line in the NC District or within 60 feet of the front property line in the TC District.
 - [b] No canopy structure shall exceed 48 feet in length, 30 feet in width or the minimum height necessary to both accommodate vehicles in accordance with code requirements for vertical vehicular clearance and provide for a pleasing roof design.
 - [c] All canopy structures shall comply with the following design parameters:
 - [i] The design of the canopy structure shall relate in form and the use of materials and color to the principal structure(s) on the premises.
 - [ii] The design of the canopy shall include the use of natural finishes to the extent practicable in consideration of building and fire code requirements and shall exclude the use of reflective or glossy materials such as plastic, lacquers and shiny materials.

Town of Union Vale, NY Additional standards and requirements for certain special permit uses.

- [iii] The design of the canopy shall employ colors that are harmonious and blend in with the rural character of the area.
 - [iv] The design of the canopy shall employ a nonilluminated fascia and shall display no advertising messages, corporate logos or similar features on such fascia.
 - [v] The design of the canopy shall include recessed lighting arranged and shielded so as to reflect light downward with the direct sources of such illumination not visible from any public street or roadway or adjoining property. The lighting provided shall not exceed a footcandle rating of 30 footcandles on a horizontal plane three feet above the ground at any location beneath the canopy.
 - [vi] The design of the canopy structure shall accommodate concealed fire protection and suppression equipment in accordance with the New York State Uniform Fire Prevention and Building Code and pertinent NYSDEC and NFPA requirements.
- [d] Not more than one canopy structure shall be located on any convenience store, or other gasoline service, premises.
- [e] In order to maintain the neat and orderly appearance of the site, the following requirements shall be met:
- [i] An enclosed and suitably screened trash dumpster shall be provided for use by store employees and other appropriate trash receptacles provided on the premises for use by customers.
 - [ii] All rooftop heating/ventilating/air conditioning or refrigeration units shall be directed away from adjacent residential properties.
 - [iii] There shall be no outdoor display of merchandise.
 - [iv] All vending machines shall be located within the building.
- [f] The convenience store shall in addition meet all applicable standards otherwise stated for gasoline station or automobile service facilities set forth in below § 210-56E(6) of this article.
- (6) Gasoline station; automobile service facility; public or commercial garage. A gasoline station, automobile service facility, or public or commercial garage shall be allowed by special permit in the NC and TC Districts, provided that:
- (a) No such establishment shall be located within 200 feet of any school, church, public library, theatre, park, playground or other public gathering place designed for occupation by more than 50 people.
 - (b) The area for use by motor vehicles, including storage, except access drives thereto, as well as any structures, shall not encroach on any required yard area.
 - (c) All fuel pumps and associated canopy structures shall comply with both the limitations as to number and the location and design requirements otherwise set forth in above § 210-56E(5) of this article for convenience stores.
 - (d) Entrance and exit drives shall total not more than two in number and shall have an unrestricted width of not less than 24 feet nor more than 30 feet and be located not less than 15 feet to any side or rear lot line.
 - (e) Gasoline or flammable oils in bulk shall be stored fully underground, in accordance with New York State Environmental Conservation Law Part 614 Regulations, as administered by NYSDEC, and may not be closer than 25 feet to any lot or street line.
 - (f) All major repair work, storage of materials, supplies and parts shall be located within a structure fully enclosed on all sides, not to be construed as meaning that the doors on any repair shop must be closed at all times.
 - (g) No inoperative motor vehicle shall be kept on the premises for longer than 14 calendar days except in instances where necessary repair parts have been ordered and delivery is awaited. The location of all such inoperative vehicles shall be suitably screened to obscure view from both neighboring properties and public rights-of-way and shall not be within the required front yard.
 - (h) In addition to other landscaping requirements established by this chapter, suitable year-round buffering and landscaping shall be provided in all rear and side yards through a mix of deciduous and evergreen planting.
- (7) Hotel or motel. A hotel or motel shall be allowed by special permit in the TC District, provided that:
- (a) The minimum lot area shall be three acres for the first 16 guest rooms, plus an additional 4,000 square feet of lot area for each additional guest room provided.
 - (b) Accessory uses to the hotel or motel development shall be limited to the following:
 - [1] Meeting rooms.
 - [2] Restaurant and dining facilities serving either guests exclusively or the general public, provided however in the latter instance that additional on-site parking is provided.
 - [3] Recreational facilities, such as swimming pools and tennis courts.
 - [4] Small personal service/retail shops fully within the hotel or motel and selling newspapers, magazines, small gifts and similar items.
 - [5] One accessory resident apartment.
- (8) Inn. An Inn shall be allowed by special permit in the RD10, RA5 and RA3 Districts, provided that:
- (a) The Inn shall be limited to a maximum of 10 guest rooms.
 - (b) The Inn may provide dining facilities open to both guests and the general public as an accessory use. The total number of seats in its dining room, its outdoor dining areas and its lounge, if any, shall however not exceed 30 seats.
 - (c) The Inn may not operate as a nightclub, as such use is defined in Article XII, § 210-86A, of this chapter.
 - (d) The Inn shall be established through the adaptive reuse of either a residential or nonresidential structure existing on May 30, 2002.
 - (e) The minimum lot area shall be 20 acres in either the RD10 or RA5 District and 10 acres in the RA3 District.

Town of Union Vale, NY Additional standards and requirements for certain special permit uses.

- (f) Access to the facility shall be provided from a state or county highway or a through Town roadway other than a residential subdivision street.
- (g) Adequate water supply and sanitary sewage disposal facilities shall be provided in accordance with the requirements of the Town of Union Vale, the Dutchess County Health Department and the New York State Departments of Health and Environmental Conservation.
- (h) No parking area or other improvement associated with the facility shall be located within 100 feet of any property line in the RD10 District or within 75 feet of any property line in the RA5 or RA3 Districts, or such greater distance as may be prescribed within the District Schedule of Area and Bulk Regulations. Screening shall be provided by intervening landform and/or vegetation to reduce visual and other impact on neighboring residential properties.
- (9) Office building. An office building shall be allowed by special permit in the Airport (A) District, provided that the office building, whether as a separate use or in combination with an authorized trade shop or light manufacturing use, consists of not more than 10,000 square feet of gross floor area.
- (10) Office park. An office park shall be allowed by special permit in the TC District, provided that:
- The overall project site is a minimum of 12 contiguous acres. Any individual lot created within an approved office park development shall be not less than one acre.
 - The land proposed as an office park may be owned by more than one person but shall be considered a single contiguous parcel of land for purposes of special use permit application to the Planning Board. The application shall be submitted jointly by all owners and, if approved, shall be jointly binding on all owners.
 - An overall master plan, including appropriate material and design guidelines, shall be presented for facility-wide lot configuration, access, building, parking, utilities, storm water management, landscaping, signage and other improvements, including their integration to the extent practicable with development either existing or potential on adjacent TC District lands. The overall plan shall also describe by location and square footage the intended mix of permissible office, personal service and business service establishments.
 - A program shall also be defined for the allocation of total permissible signage among the various office park tenants and/or occupancies. Said schedule shall, in combination with the standards set forth in Article V, § 210-26, of this chapter, serve as the basis for the Code Enforcement Officer's consideration of subsequent applications for the issuance of individual sign permits within the office park.
 - To the extent deemed appropriate by the Planning Board, the overall master plan may provide for a reduction in whole or in part of internal setbacks between uses within the office park to provide opportunity for modified building and parking configuration such as envisioned by the Town Master Plan, County Directions and Greenway Connections documents cited at Article I, § 210-3, of this chapter, including zero lot line buildings and joint parking areas.
 - Adequate central water supply and common sewage facilities shall be provided in accordance with the requirements of the Town of Union Vale, the Dutchess County Health Department and the New York State Departments of Health and Environmental Conservation.
 - Not less than 40% of the total acreage within the office park shall be comprised of suitable landscaped and maintained open areas distributed throughout the site in accordance with sound site planning practices.
 - Proper provision shall be made for the long-term ownership and maintenance of open space and associated landscaping, parking areas, accessways, water supply and sanitary sewage facilities, signage, lighting and other features appurtenant to the office park development.
 - A written statement shall be provided indicating intent as to final ownership, including plans for rental, cooperative, condominium, fee simple sale or some combination thereof. The statement should include consideration of the proposed ownership and maintenance plan for the open space areas and other improvements, as cited above.
 - A proposed development schedule shall be submitted indicating anticipated occupancy dates for the start and completion of construction and occupancy of the one or several phases of the office park development, most particularly including a schedule for the installation of project-wide infrastructure.
 - A separate special use permit shall not be required for the establishment of individual uses within an office park once a special permit has been issued by the Planning Board for the office park development in its entirety, provided that such uses are consistent with the office park master plan which accompanied the special use permit application, including the further consideration of any modifications or conditions that may have been imposed by the Planning Board in its issuance of the special use permit. Prior to the initiation of other land alteration or building construction within the office park or upon any authorized parcel, lot, portion or phase thereof, site plan review and approval in accordance with Article VII of this chapter shall, however, be required on a project-specific basis and, if individual building sites are provided, subdivision plat approval shall additionally be required pursuant to Chapter 192, Subdivision of Land.
 - Except as otherwise provided herein, all other requirements for development within the TC District, including but not limited to those minimum requirements set forth in either Article IV, Area and Bulk Regulations, or Article V, Supplementary Regulations, shall be strictly met.
- (11) Restaurant, fast-food or drive-in facility. A fast-food or drive-in restaurant shall be allowed by special permit in the TC District, provided that:
- The standard design package for any franchise facility shall be subject to modification so as to comply with the architectural and site plan preferences of the Town of Union Vale so as to achieve the community's land use and design objectives as set forth in the Town Master Plan and embodied in this chapter.
 - Vehicle stacking lanes for drive-in service shall be adequate so that adjacent pedestrian and vehicular ways will not be obstructed and that the safety of both pedestrians and motorists can be assured.
 - The inclusion of accessory recreational facilities and similar amusement areas, including tot lots, video games, and the like, as part of the restaurant shall be strictly prohibited.
 - Hours of operation shall be reviewed and approved by the Planning Board so as to be compatible with adjacent business and residential areas and to avoid the creation of any nuisance condition.
 - No fast-food or drive-in restaurant shall be located within 1,500 feet of another fast-food or drive-in restaurant.
- (12) Riding academy. A riding academy shall be allowed by special permit in the RD10, RA5, RA3 and TC Districts, provided that:
- The minimum lot or parcel area shall be 20 acres.

KARC MEMORANDA

- Memo Dated January 28, 2025
- Memo Dated March 14, 2025
- Memo Dated April 21, 2025
- Memo Dated September 17, 2025
- Dutchess County Natural Resource Inventory Report

EXHIBIT S



TOWN OF UNION VALE

Building Department

249 Duncan Road

Lagrangeville, NY 12540

TEL (845) 724-5953 – FAX (845) 724-3757

E-Mail ~ building2@unionvaleny.us

C.E.O George A. Kolb Jr.

FILE COPY

11-10/5/2025 ✓

10/5/2025

To : Joseph Fuscaldo
81 Timberlake lane
Pleasant Valley NY 12569

Re: P/B review for Wedding Venue

Dear Mr. Fuscaldo,

Upon review of your project and in accordance with the Town of Union Vales Planning Board adopted procedures the following information is supplied.

Your project has not been presented or submitted with new information with-in the 6-month time frame for review and is considered abandoned under these procedures. You may request that all unused escrow fees be returned. If you wish to re-open your previous application you may do so by re-submitting the complete full application package, escrow fees and all required materials associated with your project.

Please contact me office with any additional questions.

Sincerely,

George Kolb
Town of Union Vale C.E.O

EXHIBIT T



PLANNING CONSULTANTS, INC.

TO: Steve Frazier, Town Supervisor
Union Vale Town Council

FR: KARC Planning Consultants, Inc.

DATE: January 28, 2025

RE: Compliance of Proposed Text Amendment Effecting RD10 District with Town of Union Vale Master Plan

KARC has been asked to review the proposed zoning amendments (see below) to ensure that the action aligns with the Town’s Master Plan, which is the community’s guiding document outlining long-term land use and development goals. The Town of Union Vale adopted their current Master Plan in October 2001. We have analyzed the proposed zoning amendment to Article XI, 210-86, 210-56(E) and Attachment 210-3 relating to Establishment of a Special Permit in the RD10 District for Catering Facilities with a Temporary Lodging Component and Elimination of Conference Center as a Permitted Use (see attached Exhibit A) for compliance with the Master Plan and offer the following findings:

Master Plan Land Use and Development Goals:

The 2001 Master Plan outlines three goals to further the community’s stated vision, *“To maintain the rural character of the town through the preservation of open spaces.”* We believe the proposed zoning text amendment referenced above aligns with *Goal 1: Preserve rural character* by controlling the size, location, and design of commercial development while still providing for appropriate expansion of the town’s tax base and employment opportunities. The proposed amendment also aligns with *Goal 2: Quality of Life* by regulating excessive illumination.

Goal 1: Preservation of Rural Character

The Master Plan outlines actions to achieve each of the plan’s identified goals. Within the goal of preserving the community’s rural character, Action 2 (page 8-9) specifically recommends that the minimum lot size requirement within certain zoning designations be increased in an effort to preserve larger lot sizes. The Plan recommends that areas [formerly] zoned as R-100 be upzoned to a 3-acre minimum. Some parcels located within the current RD10 zoning district were formerly zoned R-100. The remainder of the RD10 zoning district was formerly zoned R-225 or R-135, which the Master Plan similarly recommends a minimum lot size of 10 acres or 5 acres, respectively.

The proposed zoning amendment to Section 210-56(E) “Standards and Requirements for Certain Special Permit Uses” requires that “the establishment of the Catering Facilities shall only be on a parcel of not less than 50 acres.” The minimum lot size requirement of 50 acres far exceeds the recommendation made within the 2001 Master Plan and aligns with the

stated intent to preserve large parcels which contribute to the rural character of the community.

Action 2 also includes recommendations for the Town to update the zoning ordinance to adopt standards that preserve the natural appearance and viewsheds, limit grading, and reduce the number of parking spaces for commercial uses.

The proposed zoning amendment to Section 210-56(E) “Standards and Requirements for Certain Special Permit Uses” outlines several design objectives to guide the development and review of Catering Facilities within the district. These design objectives include preservation of unique natural areas, adaptive reuse of existing structures when feasible, and thoughtful siting of new construction to reduce impacts on natural features and avoid grading or major changes in topography. Proposed Section 210-56(E)(17)(c)(13) also affords the Planning Board the ability to consider reduced parking and land banked parking as deemed reasonable based on a project’s traffic study. Each of these proposed design considerations for Catering Facilities serves the purpose of implementing recommendations made within the Town’s 2001 Master Plan.

The proposed zoning amendment also aims to preserve the rural character of the area by (a) limiting the maximum floor area of new facilities to 6,000 square feet or less, and (2) requiring that parking areas be setback at least 200 feet from any property line. The addition of these design objectives will ensure that new construction of Catering Facilities on large parcels will occupy a relatively small footprint and be setback a substantial distance from existing public roads to reduce visibility and impacts on viewsheds.

Moreover, the proposed zoning amendment would exclude Conference Centers from the RD10 zone, a use presently allowed. By excluding Conference Centers and allowing a less intense, more highly regulated Catering Facility use, the proposed zoning amendment advances the vision of the Master Plan to preserve the rural character of the community.

Goal 2: Quality of Life

Within the goal of ensuring quality of life for all residents, Action 5 (page 16) specifically recommends that the Town establish illumination guidelines for both direct and spillover effects on commercial and residential developments, as supported by Greenway Connection Section E4. The Master Plan also recommends that the Town explore the possibility of limiting hours of lighting of parking lots.

Within the proposed zoning amendment Section 210-56(E)(17)(c)(16), the new zoning explicitly permits the Planning Board to require a lighting plan for Catering Facilities to ensure that all outdoor lighting associated with special events is (a) turned off after closing and (b) located, fully shielded, and directed such that no direct light falls outside the

property line, or into the public right-of-way. The proposed zoning amendment directly aligns with the Master Plan by seeking to control excessive illumination and light pollution as a means to protect the rural character of the community.

The proposed zoning amendment to permit Catering Facilities as a special permit use within the RD10 zoning district also aligns with the intent of the zoning district and is comparable with other land uses currently permitted within the RD10 district.

Current Zoning Code:

Section 210-5(B)(1)(a) of the code outlines that “the Rural Development 10 (RD10) District is intended to provide for the continuing natural resource, conservation, open space, agricultural and farm, recreational, larger-scale institutional and low-density rural residential use consistent with the existing development pattern of the Town's most environmentally sensitive lands, including its principal scenic vistas, rural countryside, agricultural lands and groundwater aquifer.” Non-residential uses permitted by-right in the RD-10 district include Agriculture, Farm, Public Park or Recreation Area, Fire Station, Government Office or Meeting Hall. Non-residential uses permitted by special permit in the RD-10 district include Camp or Campground, Golf Course, Hunting or Fishing Club, Private outdoor recreation facility, Alternate or Congregate Care facility, Church or Place of Worship, Day Camp, Nursing Home, Animal Hospital, Bed and Breakfast Establishment, Boarding Stable, Conference Center, Inn, Kennel, Riding Academy, Veterinarian’s office, Extractive operation including soil mining. Conference Centers would be eliminated by the proposed amendment.

The proposed addition of Catering Facilities as a special permit use is not in conflict with the stated intent of the RD10 zoning district, and in fact the proposed use is regulated and conditioned in such a way that it will be less intense a use than many of those uses, such as congregate care facilities and extractive mining operations. As noted above, the addition of Catering Facilities as a special permit use allows for the town to establish careful management and design considerations to ensure compatibility with the existing development pattern in the RD10 district. The addition of Catering Facilities as a permitted use may also contribute to the continued operation of sites within the RD10 district as agriculture and farming due to growing market demand for small scale event facilities on otherwise rural agricultural and farming properties. Finally, Catering Facilities are likely to be similar or less intense in terms of intensity of use to other special permit uses in the RD10 district, such as golf courses, bed and breakfast establishments, and private outdoor recreation facilities, all of which are consistent with the Goals and Actions recommended by the Master Plan. Thus, as a use introduced into the RD10 zoning district, coupled with the elimination of the Conference Center as a permitted use, the addition of carefully regulated Catering Facilities as a proposed use actually inclines the zoning more toward the vision of the Master Plan.

KARC

PLANNING CONSULTANTS, INC.

Based on the above assessment, we believe proposed zoning amendment to Article XI, 210-86, 210-56(E), and Attachment 210-3 relating to Establishment of a Special Permit in the RD10 District for Catering Facilities with a Temporary Lodging Component and Elimination of Conference Centers as a Permitted Use is consistent with the 2001 Master Plan. Furthermore, these changes are compatible with the stated intent of the RD10 zoning district and other uses permitted within the district.

Please do not hesitate to contact us if you have any further questions.

Sincerely,



Kelly Libolt

TO: Steve Frazier, Town Supervisor
Union Vale Town Council
FR: KARC Planning Consultants, Inc.
DATE: March 14, 2025
RE: Proposed Text Amendment Effecting RD10 District – Addendum 1

Based on public comments and concerns voiced at the February 5, 2025, public hearing, KARC offers the following information for consideration by the Town regarding the attached draft Local Law.

OVERVIEW

Many of the public’s comments and concerns focused on the future operations and logistics of Catering Facilities, should the use be added as a special permit use within the RD10 zoning district. As the Town is proposing Catering Facilities as a special permit use—rather than a by-right use—the Town retains the authority to impose specific stipulations and requirements to govern the proposed use if and when a project is reviewed by the Planning Board.

The following comments address potential impacts regarding noise, lighting, traffic, and the number of new parcels impacted by the proposed local law.

SPECIAL USE PERMIT REVIEW

The Town may consider adding a stipulation requiring renewal of special use permits granted to Catering Facilities, pursuant to Section 210-55 of the code. The following language could be added to the draft Local Law Section 210-56(E)(17):

Special use permit review. Any special use permit issued to a catering facility under this section shall be reviewed by the Planning Board annually on or before the anniversary of the issuance of such special use permit. The Zoning Administrator shall issue a written report annually to the Planning Board regarding each catering facility’s compliance with the terms of the special use permit and the provisions of the Town Code, including, but not limited to, § 210-56(E). In the event the Zoning Administrator’s written report indicates compliance violation(s), the Planning Board shall hold a public hearing to review the continuation of the special use permit. Within 90 days of the conclusion of the public hearing, the Planning Board shall issue a written determination which may amend or revoke the special use permit based upon the findings of its annual review.

NOISE REGULATIONS

The Town Code currently regulates noise under Section 210-24(A), which sets the following limits:

- Sixty decibels on the A-weighted scale (60 dbA) between the hours of 7:00 a.m. and 8:00p.m.
- Fifty decibels on the A-weighted scale (50 dbA) between the hours of 8:00 p.m. and 7:00a.m.

These standards will be applied to Catering Facilities, as they are to all uses, and are in line with standard noise regulations seen in many rural communities across Dutchess County. These regulations will serve to ensure that noise impacts do not unreasonably extend beyond the property boundaries. To further highlight these noise regulations in direct association with the proposed Catering Facility use, the following should be considered as additions to proposed Section 210-56(E)(17):

[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 an 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. 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.

LIGHTING REGULATIONS

The Town Code currently regulates exterior lighting under Section 210-24(D) to prevent unreasonable glare or light trespass beyond property boundaries. Section 210-24(D) sets the following parameters:

- No glare beyond property boundaries
- Planting and light shields shall be required to alleviate impacts on neighboring residential properties
- Illumination more than 0.4 footcandle is not permitted beyond any property boundary
- Lighting fixtures shall be shielded from above and from the sides when necessary

These standards will be applied to Catering Facilities, as they are to all uses, and are in line with standard lighting regulations seen in many rural communities across Dutchess County. These regulations will serve to ensure that light pollution and glare does not unreasonably extend beyond the property boundaries. The following should be considered as additions to proposed Section 210-56(E) "Standards and Requirements for Certain Special Permit Uses."

[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

COMPARISON OF USES

The following table compares two uses that are currently permitted by special use permit within the RD10 zoning district, Conference Center and Inn, against the proposed special permit use of Catering Facility. The table is intended to provide easy comparison of the various restrictions and limitations placed on each of these uses.

	Conference Center	Inn	Catering Facility
Rooms (max)	Not Limited	10	10
Max Length of Stay	7 days	Not Limited	4 days
Dining Seats (max)	No max but must be used by Conference Center participants, not for serving general public	30 max	Not Limited
Max Floor area	5% of land included in proposal	Not Limited	6,000 SF
Max Lodging Floor Area	Not Limited	Not Limited	5,000 SF
Minimum lot area	100 acres	20 acres	50 acres
Access	State/County highway or Town roadway (not part of a residential subdivision)	State/County highway or Town roadway (not part of a residential subdivision)	State/County highway
Building Location	> 150 feet of any property line nor within 250 feet of a neighboring residence	Not Limited	> 200 feet of any property line nor within 500 feet of the existing exterior wall of an approved Habitable Space
Parking Location	> 150 feet of any property line nor within 250 feet of a neighboring residence	> 100 feet of any property line	> 200 feet of any property line nor within 500 feet of the existing exterior wall of an approved Habitable Space
Parking Requirements	Not Limited	1 space per guest room	1 space per guest room plus either 1 space per 150 SF of service area accessible to customers or 1 space per 200 SF of gross floor area, whichever is greater
Land Banked Parking	Not Limited	Not Limited	up to 25% of the required parking

TRAFFIC & TRIP GENERATION

Public concerns regarding increased traffic have been evaluated based on ITE (Institute of Transportation Engineers, 7th Edition) trip generation rates. Based on the analysis below, it can reasonably be determined that Catering Facilities will have a smaller traffic impact than Conference Centers, which are currently permitted and proposed to be prohibited within the district. Furthermore, Catering Facilities will likely have a traffic impact that is equal to or lesser than other permitted uses within the RD10 zoning district, such as Places of Worship and Day Camps.

Land Use	ITE Land Use Classification	ITE Trip Generation Rate (Peak Hour of Generator)	Trip Generation at Peak Hour for the Maximum Permitted Density*
Place of Worship	Church	11.76 per 1,000 sq. ft. GFA	118 Vehicle Trips
Day Camp	Day Care Center	13.56 per 1,000 sq. ft. GFA	230 Vehicle Trips
Conference Center	Resort Hotel	1.23 per occupied room	321 Vehicle Trips
Catering Facility	Quality Restaurant & Motel	10.82 per 1,000 sq. ft. GFA & 0.76 per occupied room	73 Vehicle Trips

*Assumptions utilized to determine a reasonable maximum permitted size or density for each use are outlined below:

- Place of Worship: A maximum GFA (gross floor area) of 10,000 sq. ft. was assumed for Places of Worship
- Day Camp: A maximum GFA 17,000 sq. ft. was assumed for Day Camp as this is the approximate GFA of all buildings at Tymor Park that are utilized for yearly summer camps.
- Conference Center: A maximum density of 261 hotel rooms was assumed for Conference Center based on Town Code Section 210-56(E)(4)(b)(5) which currently permits "maximum floor area of all conference center facilities shall not exceed 5% of the land included in the project proposal." Utilizing the maximum lot area of 100 acres, the provision above would allow for a maximum floor area of 5 acres, or 217,800 sq. ft. Subtracting 40% of floor area for common areas, restaurants, and meeting spaces, the remaining floor area of 130,680 sq. ft. was divided by an average hotel unit size of 500 sq. ft., resulting in a maximum density of 261 hotel rooms.
- Catering Facility: Per the proposed regulations in the draft Local Law Section 210-56(E)(17)(c)(5) and (8), the maximum floor area of all dining and bar facilities is 6,000 sq. ft. and the maximum number of guest rooms shall not exceed 10.

IMPACT ON NUMBER OF ELIGIBLE SITES

The proposed local law will increase the number of eligible parcels from **16 to 37**, due to the reduction in minimum lot size from **100 acres to 50 acres**. Please note that eligible sites are also limited by the requirement that “access to the facility shall be from state or county highway” (See attached map). However, Catering Facilities will be subject to more restrictive operational requirements compared to Conference Centers, including:

- **Maximum 10 rooms** for lodging (compared to no maximum for Conference Centers)
- **Maximum 4-day** length of stay (compared to **7 days**)
- **Maximum 6,000 sq. ft.** floor area (compared to **5%** of the land area for Conference Centers)
- **200 ft** setback from property lines (**50 ft** greater than Conference Centers)
- **500 ft** setback from neighboring habitable spaces (**250 ft** greater than Conference Centers)
- Parking requirements specified by the number of rooms and gross floor area

However, based on this analysis, the Town Board may want to consider increasing the minimum lot size to a larger number, such as 75, to minimize the number of new parcels that are impacted by the proposed code change.

CONCLUSION

The proposed local law aims to regulate event spaces within the RD10 zoning district by introducing Catering Facilities as a special permit use while prohibiting the use of Conference Centers. This approach ensures that Catering Facilities operate under stricter regulations regarding noise, lighting, traffic, and parcel eligibility, making them a less intense use compared to Conference Centers. Key limitations include a maximum 6,000 sq. ft. floor area, stricter setback requirements, and limits on lodging duration and capacity, all of which reduce potential impacts compared to the currently permitted Conference Centers, which face fewer restrictions on size and lodging.

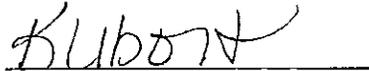
Overall, the amendment does not seek to eliminate event spaces but rather to increase oversight and control over their operations. By requiring compliance with detailed noise and lighting regulations, the proposed law ensures that Catering Facilities remain lower-impact and more community-friendly than Conference Centers. This shift reflects the town’s intent to balance economic opportunity with neighborhood compatibility, allowing event venues to operate under more structured and enforceable guidelines. As noted in our previous memorandum dated January 28, 2025, is consistent with the 2001 Master Plan.

However, based on this analysis, the Town Board may want to consider increasing the minimum lot size to 75 acres to further limit the number of new parcels impacted by the proposed changes, ensuring a more measured and controlled expansion of Catering Facilities within the district. The Town Board may also wish to apply a provision regarding renewal of

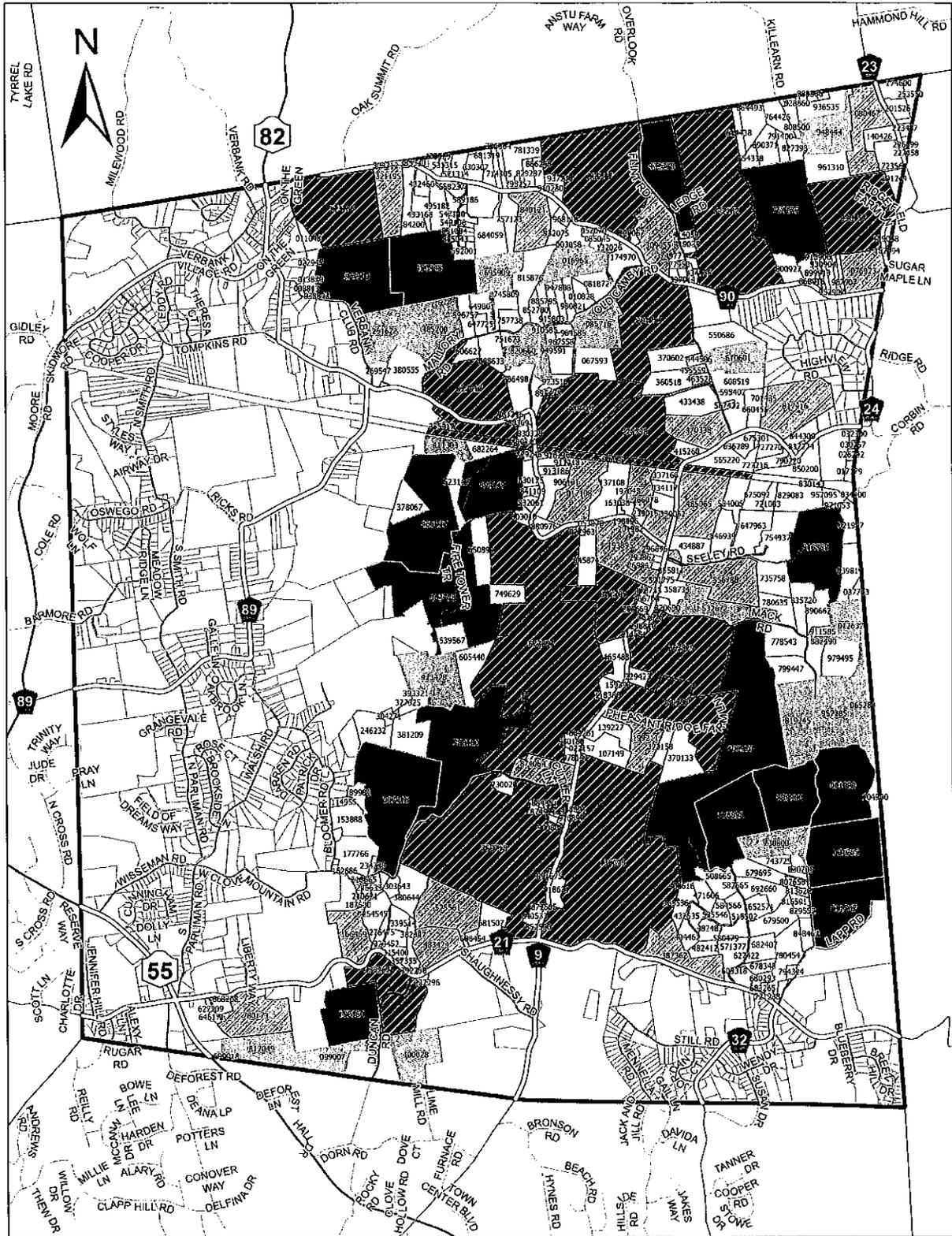
Catering Facility special use permits to monitor implementation and operations over time.

Please do not hesitate to contact us if you have any further questions.

Sincerely,



Kelly Libolt



Town of Union Vale

Rural Agricultural District (RD10)

- RD10 Parcels less than 50 acres
- RD10 Parcels 50+ acres
- RD10 Parcels 100+ acres
- RD10 Parcels 50+ acres AND Intersect with County & State Rds
- Parcels
- State & County Roads

This map is intended for planning purposes only. The Department of Planning and Development shall not be held liable for any misuse or misrepresentation of the information contained herein. No guarantee of accuracy or completeness is intended or implied.

Produced by Dutchess County Department of Planning & Development
February, 2025



PLANNING CONSULTANTS, INC.

TO: Steve Frazier, Town Supervisor
CC: Union Vale Town Council
FR: KARC Planning Consultants, Inc.
DATE: April 21, 2025
RE: Second Revised Local Law Amending Zoning Code to Permit Catering Facilities
in the RD10 District – Review Memo

Dear Supervisor Frazier and Members of the Town Board,

This memorandum serves as a follow-up to our previous correspondence and recommendations regarding the proposed local law amending the Union Vale Zoning Code to permit Catering Facilities as a special permit use in the RD10 zoning district.

We have reviewed the revised Proposed Local Law (see attached), which incorporates several changes made in response to public comments received during the February 5, 2025 public hearing and the planning recommendations issued by our office (memo dated March 14, 2025), and further discussion by the Town Board. The following key updates are noted:

- **Increase in Minimum Lot Size:** The required minimum lot size for Catering Facilities has been raised from 50 acres to **75 acres**, reducing the number of eligible parcels and further limiting potential impacts on the district. The revised local law has decreased the number of eligible sites to 25 (see attached map and table).
- **Strengthened Performance Standards:** Additional and clarified provisions for **noise, lighting, and outdoor use** have been included, ensuring that operations remain in line with community character and minimize disturbance to neighboring properties.

These modifications reflect thoughtful consideration of both professional planning guidance and resident concerns, while maintaining a clear intent to support limited event-based land uses within the rural RD10 context.

It should also be noted that the proposed local law retains enhanced standards related to building setbacks, outdoor activity locations, and lodging limitations that continue to distinguish Catering Facilities from previously permitted Conference Centers, maintaining a more controlled and lower-impact land use.

We find the proposed zoning amendment, as revised, to be consistent with the goals and land use objectives of the Town's adopted Comprehensive Plan and recommend that the revised Proposed Local Law now be forwarded to the Town Board for formal review and

KARC

PLANNING CONSULTANTS, INC.

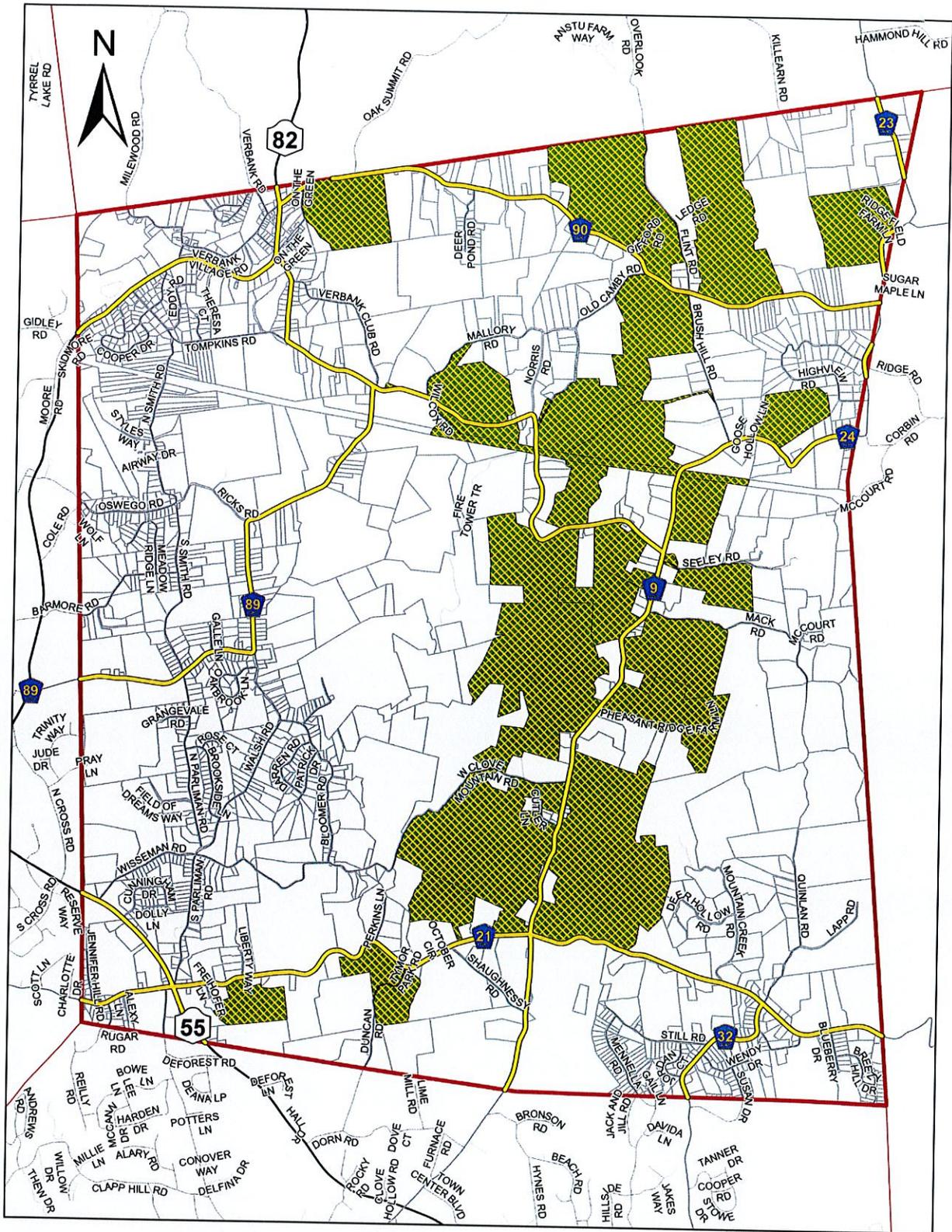
potential adoption.

Please let us know if any further clarification or assistance is needed prior to the upcoming hearing.

Sincerely,



Kelly Libolt



Town of Union Vale

Rural Agricultural District (RD10)

- RD10 Parcels 75+acres AND Intersect with County and State Rds
- Parcels
- State & County Roads

This map is intended for planning purposes only. The Department of Planning and Development shall not be held liable for any misuse or misrepresentation of the information contained herein. No guarantee of accuracy or completeness is intended or implied. Produced by Dutchess County Department of Planning & Development March, 2025

RD10 Parcels of 75+ Acres that Intersect with County and State Roads

OBJECTID	SBL	Number	Street	Jurisdiction	Zip	Acreage
1	6862-00-291753	197	Old Camby	Verbank	12585	206.1 Ac
2	6761-00-873563		Clove	Lagrangeville	12540	686.49 Ac (c)
3	6963-00-056153	729-739	Chestnut Ridge	Millbrook	12545	167.9 Ac (c)
4	6861-00-360288	1-111	Pheasant Ridge Farm	Lagrangeville	12540	173.6 Ac (D)
5	6760-00-338262	249	Duncan	Lagrangeville	12540	109.6 Ac.
6	6762-00-627417	435	Clove	Verbank	12585	173.68 Ac (s)
7	6760-00-750718	1885	Clove	Lagrangeville	12540	549.15 Ac (c)
8	6762-00-500328	771	Waterbury Hill	Lagrangeville	12540	162.7 Ac
9	6863-00-213257	190	Flint	Millbrook	12545	270.33 Ac (S)
10	6863-00-542182	749	Camby	Millbrook	12545	381.825 Ac (S)
11	6861-00-193895		Clove	Lagrangeville	12540	84.09 Ac
12	6660-00-780173		Bruzgul	Lagrangeville	12540	80.52 Ac
13	6861-00-362529	2224-2226	Clove	Lagrangeville	12540	198.5 Ac
14	6862-00-225348		Brush Hill	Millbrook	12545	146.42 Ac (s)
15	6862-00-485065	48	Chestnut Ridge	Millbrook	12545	90 Ac (S)
16	6762-00-355417	291	Clove	Verbank	12585	75.6 Ac (c)
17	6863-00-309055		Flint	Millbrook	12545	76.19 Ac (S)
18	6860-00-130698	1886-2028	Clove	Lagrangeville	12540	581.60 Ac (c)
19	6763-00-113166	47	Camby	Verbank	12585	176.58 ac (s)
20	6862-00-038412	60-64	Old Camby	Verbank	12585	135.97 Ac
21	6861-00-556788	132	Seeley	Lagrangeville	12540	87.9 ac (s)
22	6861-00-161705	2259	Clove	Lagrangeville	12540	105 Ac (S)
23	6760-00-525561	10	October	Lagrangeville	12540	84.138 Ac (s)
24	6862-00-817416		Chestnut Ridge	Dover Plains	12522	94.63 Ac (d)
25	6862-00-017108	783	Clove	Millbrook	12545	77.00 Ac (S)



PLANNING CONSULTANTS, INC.

TO: Steve Frazier, Town Supervisor
CC: Union Vale Town Council
FR: KARC Planning Consultants, Inc.
DATE: September 17, 2025
RE: Second Revised Local Law Amending Zoning Code to Permit Catering Facilities in the RD10 District – Explanation of Dutchess County Traffic Data

Dear Supervisor Frazier and Members of the Town Board,

This memorandum is provided to clarify the Dutchess County Traffic Data maps (the "maps") provided to the Town Board as Exhibit C of the EAF Part 3 Supplemental Narrative provided to the board for review. The maps were generated using the Dutchess County Traffic Viewer and reflect recent Annual Average Daily Traffic (AADT) volumes on County roads serving the Town of Union Vale and the RD10 Zoning District.

About AADT

Annual Average Daily Traffic (AADT) represents the average number of vehicles traveling along a roadway segment each day over the course of a year. It is the standard metric used by transportation planners and engineers to evaluate roadway usage and compare traffic volumes against roadway capacity.

Traffic Counts in Union Vale

The primary County Roads serving the Town of Union Vale include the following. AADT data1 is provided by Dutchess County and NYSDOT:

Table with 3 columns: Road, Segment, AADT. Rows include CR 21 Bruzgul Road (1,872), CR 21 Wingdale Mountain Road (2,326), CR 9 Clove Road (1,283), CR 9 Clove Valley Road (1,792), CR 9 North Clove Road (389), CR 24 Chestnut Ridge Road (1,002), CR 90 Camby Road (579).

1 DCNY | Traffic Data This app shows current and historical vehicle traffic data from Dutchess County's annual traffic count program and from data provided by NYSDOT. The Dutchess County traffic count program includes more than 800 count stations on county and local roads, with 150-200 traffic counts conducted annually, with most stations counted every 3 years.



PLANNING CONSULTANTS, INC.

All of the County Roads listed above are predominantly² **posted at 55 mph** and function as County highways designed for regional travel.

Typical Capacity of Rural County Roads³

- A standard two-lane rural highway posted at 55 mph typically has a practical daily capacity of about 10,000–12,000 vehicles per day.
- Even under conservative assumptions (lower speeds, geometric constraints, or higher turning activity), effective capacity is typically 8,000–10,000 vehicles per day.

Conclusion:

The Dutchess County traffic data indicate that Union Vale’s County roads currently carry only a fraction of their available capacity. Although all improvements remain subject to Dutchess County Highway review, existing AADT volumes—typically in the hundreds to low 2,000-vehicle range—are well below the practical daily capacity of approximately 10,000–12,000 vehicles per day for a standard two-lane rural highway. This suggests that the roadway system has substantial reserve capacity to accommodate additional trips generated by new uses in the RD10 District. Nevertheless, the traffic impacts of individual parcels or projects should be evaluated during site plan review so that a qualified traffic engineer can consider site-specific factors such as driveway density, turning movements, peak-hour factors, and roadway geometry, which influence road congestion and safety.

Please let us know if any further clarification or assistance is needed.

Sincerely,

Kelly Libolt

² Sections of each roadway have more restrictive speed limits given geographical limitations such as vertical and horizontal curves

³ U.S. Federal Highway Administration, HPMS Field Manual – “Procedures for Estimating Highway Capacity”

Traffic Data

(Dutchess County Traffic Data)



Traffic Data | Dutchess County NY

Vehicle Data

Pedestrian & Bicycle Data

Map navigation controls: +, - (Zoom), Home, Layers, Settings

Map Legend

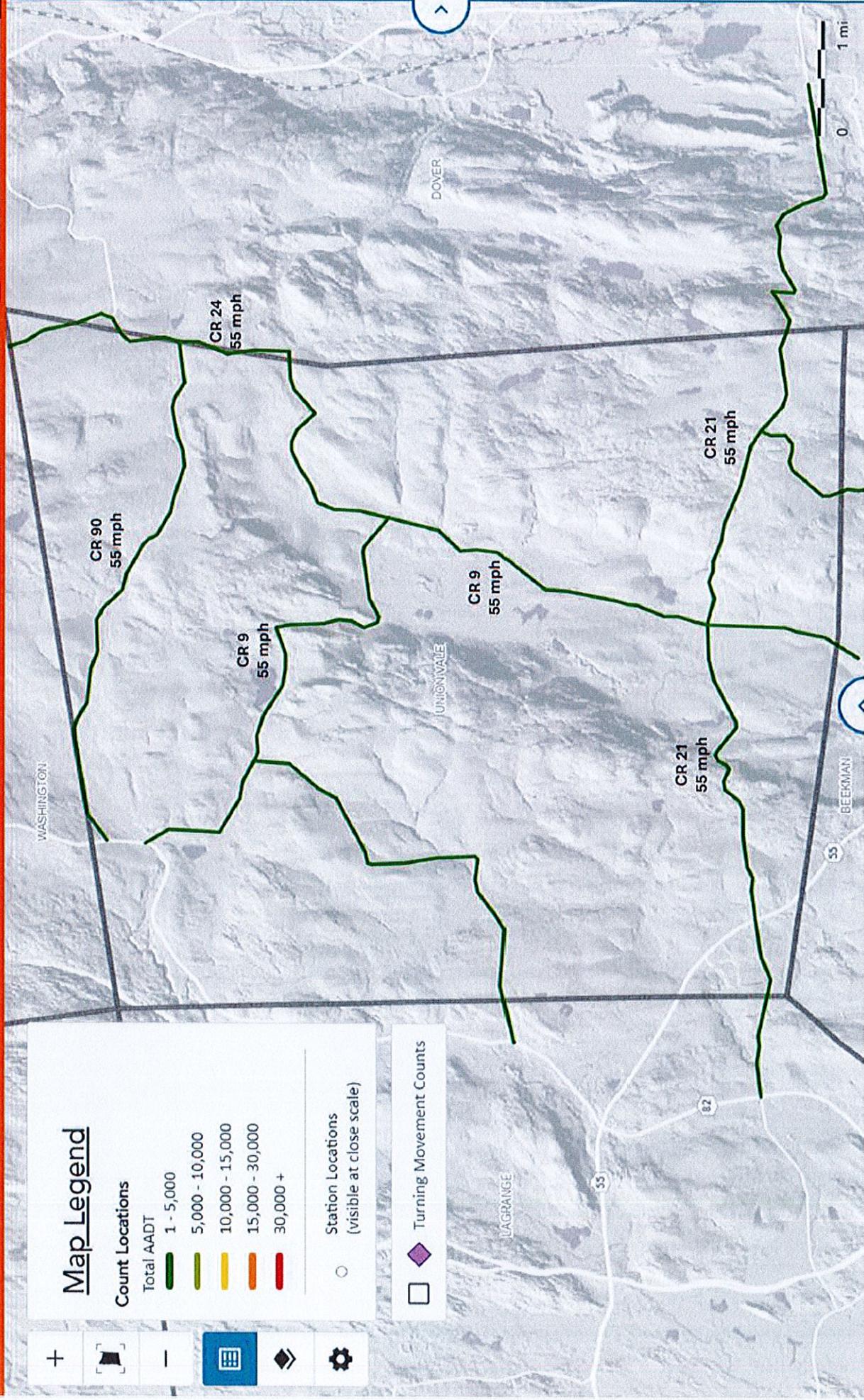
Count Locations

Total AADT

- 1 - 5,000
- 5,000 - 10,000
- 10,000 - 15,000
- 15,000 - 30,000
- 30,000 +

Station Locations (visible at close scale)

Turning Movement Counts



Traffic Data

(Dutchess County Traffic Data)

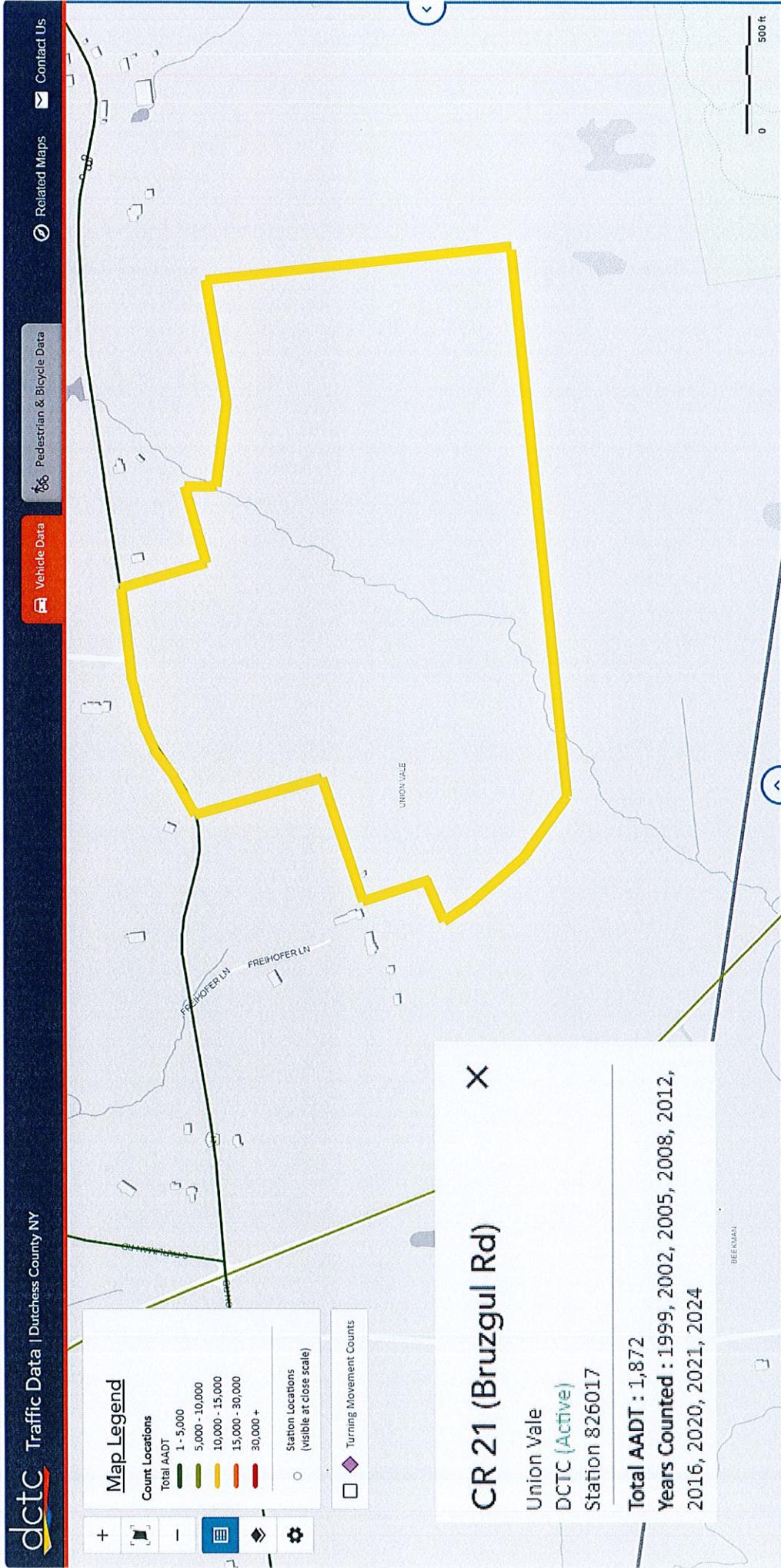


EXHIBIT U

RENNIA ENGINEERING DESIGN, PLLC

6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522
Tel: (845) 877-0555 Fax: (845) 877-0556

January 9, 2025

Town of Union Vale
249 Duncan Road
Union Vale, NY 12540
Attn: Mr. Steve Frazier, (Town of Union Vale Supervisor)

**Re: Local Law Amending Zoning Code Article XI, §210-86, §210-56(E),
and Attachment 210-3
Engineering Review**

Dear Supervisor Frazier and Members of the Board:

We have reviewed the proposed above referenced local law and offer the following comments:

We note several sections of the proposed local law that include requirements that will help to protect properties that could potentially be impacted by a catering facility, should one be developed. The proposed local law appears to have been thoughtfully drafted to allow for control and mitigation of noise in relation to neighboring parcels.

These sections are as follows:

1. 210-56(E) (17)-(a) requires a large parcel of at least 50-acres, allowing for centrally located facilities and significant setback requirements listed below;
2. 210-56(E) (17)-(c)-(7) requires that 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 will help to avoid noise impacts;
3. 210-56(E) (17)-(c)-(12) requires that "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." This allows the Planning Board to require sufficient noise & visual buffering, or even request noise studies by an applicant to ensure that noise is properly mitigated.
4. 210-56(E) (17)-(c)-(14)[a] limits outdoor activities at the catering facility to 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. This will keep noise generating activities in and/or closely related to the buildings, and not spread all over the site and require that they also meet the separation requirements listed above.
5. 210-56(E) (17)-(c)-(14)[b] requires that 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.-This is a very strong code section to protect against noise trespass outside of the operational period.

**Re: Local Law Amending Zoning Code Article XI, §210-86, §210-56(E),
and Attachment 210-3
Engineering Review**

6. 210-56(E) (17)-(c)-(15) Specifically allows the Planning Board to require a noise analysis in connection with an individual application. 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. This allows the Planning Board to require sufficient noise studies by an applicant, to confirm that noise is properly mitigated.

Speaking to the generation of noise by such a use generally, our research indicates that a typical wedding noise level falls around 90-100 decibels. We also found calculators supporting a conclusion that that the 500-foot separation proposed in the proposed code should be sufficient to reduce the 100 db to -0-, and any vegetation or terrain that further buffers a catering facility will mitigate the noise even more.

In regard to the traffic concerns the following code sections will help to avoid traffic impacts, we note again that the draft law seems to have considered these impacts in its approach. Specifically:

1. 210-56(E) (17)-(c)-(6) requires access to the facility from a state or county highway. This will avoid traffic impacts to town roads and ensure that the roadways have capacities for additional traffic that may be generated by a Catering Facility.
2. 210-56(E) (17)-(c)-(8)[c] limit the total number of guest rooms to 10. This will limit the size of an event and by including guest rooms for on-site stays, the traffic coming to and leaving an event will be spread out over time, as opposed to all traffic entering or exiting all at once. This provision also ensures that the anticipated venue does not become a typical, high-density hotel-type event venue.
3. In addition to these code sections that are included, the Planning Board can require traffic studies as part of their review process on specific applications.

Thank you for the opportunity to review the proposed law, and let us know if any further review or input is required.

Please do not hesitate to contact me with any questions, (845) 877-0555.

Sincerely,



Thomas Harvey
Project Engineer

RENNIA ENGINEERING DESIGN, PLLC

6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522
Tel: (845) 877-0555 Fax: (845) 877-0556

October 24, 2025

Town of Union Vale
249 Duncan Road
Union Vale, NY 12540
Attn: Mr. Steve Frazier, (Town of Union Vale Supervisor)

**Re: Local Law Amending Zoning Code Article XI, §210-86, §210-56(E),
and Attachment 210-3
Engineering Sight Distance Review**

Dear Supervisor Frazier and Members of the Board:

As requested, our office has reviewed the viability of the potential commercial driveway access that would be required to serve a potential wedding venue that was the subject of a sketch plan review in 2024. While the project would require the zoning code amendment, in order to be permitted for a wedding venue, we have analyzed the feasibility of the ingress and egress to and from the site, based on the Sketch Site Plan, Fuscaldow-Wedding Venue, dated December 17, 2023, as prepared by M. Gillespie & Associates Consulting Engineers PLLC. This sketch plan proposes a commercial driveway entrance directly across from Liberty Way, on Bruzgul Road (aka County Route 21). Said sketch plan is included as Exhibit-1.

A sight distance evaluation was completed at the potential access drive intersections on County Route 21 (CR-21). Available intersection sight distance was measured from the perspective of a vehicle exiting the site. It was also measured for a vehicle traveling westbound along CR-21 looking straight ahead to turn left into the Site. The available intersection sight distance should provide drivers a sufficient view of the intersecting driveway to allow a vehicle to enter or exit the intersection without excessively slowing vehicles traveling at or near the operating speed on CR-21.

Our office has analyzed the feasibility of this access, based on the Dutchess County Department of Public Works Highway Work Policies, with a focus on The Sight Distance Requirements show in Figures 1 & 2. These figures are included as Exhibit-2, with the required values highlighted.

Bruzgul Road is posted as a 55 miles per hour (MPH) limit, but the area of the proposed entrance has 40 MPH curve warnings signs. Based on a Dutchess County DPW standards, the 85th percentile speed should be used to establish the required sight distances. A traffic study conducted by Dutchess County, in 2024 concluded that 85th percentile speed was 50.7 (MPH) for the eastbound lane and 50.4 MPH for the westbound traffic. (Refer to Exhibit-3.) Based on this exceeding 50 MPH, the sight distance requirements were based on the 55 MPH standards.

**Re: Local Law Amending Zoning Code Article XI, §210-86, §210-56(E),
and Attachment 210-3
Engineering Sight Distance Review**

The following table shows the required and available sight distances, based on field measurements and observations by our office on 10/15/2025.

Intersection		Right-Turn from Site	Left-Turn from Site	(TSD) Left-Turn from CR-21	SSD (Westbound)
CR 21 & Commercial Entrance	Recommended	610'	610'	445'	469'
	Available	570'+/-	310'+/-	450'+	470'+
	Available with Clearing	610'+	610'+	600'+	NA

Based on this analysis, our office observed that the required sight distances are not currently available, however clearing the vegetation to improve the right and left turn sight lines is expected to allow the required sight distances to be met or exceeded. This is not an unusual situation, where improvements are needed to meet the sight distance requirements. In fact, the approvals of the Bruzgul Heights Subdivision, which created Liberty Way included a sight line easement on the property proposed for the wedding venue to allow for continued maintenance of the sight distances. (See Exhibit 4.) Since the proposed entrance is directly across from the Liberty Way entrance, this clearing will also help to maintain the available sight lines for a potential commercial entrance directly across from Liberty Way, although it will remain the owner's responsibility to maintain the sight distances required for the private commercial driveway.

While it would be ultimately up to the applicant's team to prove that the potential entrance can be constructed without causing a significant environmental impact, based on our office's investigations, we believe it is a permissible entrance location. Should the project move forward, the entrance will require review, approval and permitting by the Dutchess County Department of Public Works.

Please do not hesitate to contact me with any questions, (845) 877-0555.

Sincerely,



Thomas Harvey
Project Engineer

Encl: Exhibits 1, 2, 3, & 4



TAX GRID PARCEL # 135400-6660-00-780173

BULK REQUIREMENTS		MIN. REQUIRED	MIN. PROVIDED
DISTRICT		80%	80%
MIN. AREA (AC.)		10	10.52
MIN. FRONTAGE		175	175
MIN. BUILDING HEIGHT		10'	10'
MINIMUM SETBACKS (TO PRINCIPAL BUILDING)		100'	100'
MIN. FRONT YARD		75'	75'
MIN. SIDE YARD		100'	100'
MINIMUM SETBACKS FOR PARKING AREAS & ACCESS DRIVES		75'	75'
MIN. SIDE YARD**		50'	50'
MIN. FRONT YARD**		100'	100'
MAX. BUILDING HEIGHT		35'	35'
MAX. BUILDING COVERAGE (%)		55%	55%
MIN. OPEN SPACE (%)		45%	45%

SKETCH SITE PLAN
FUSCALDO - WEDDING VENUE
 TOWN OF UNION VALE
 SCALE(S) - AS NOTED
 DECEMBER 17, 2023

M. GILLESPIE & ASSOCIATES
 CONSULTING ENGINEERING, P.L.L.C.
 822 N. STATE ST. SUITE 200
 P.O. BOX 207277
 CHARLOTTE, NC 28220-0727
 WWW.MGAEFFICE.COM

PROJECT NO. 2023-008
 DRAWN BY: MEG
 CHECKED BY: MEG
 REVISIONS:

OWNER
FUSCALDO ENTERPRISES, LLC
 817 TIMBERLAKE LANE
 PLEASANT VALLEY, NY 12589

TOWN OF UNION VALE PLANNING BOARD
 APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF UNION VALE
 ON _____ DAY OF _____ 20____ AT _____ O'CLOCK
 IN _____ MEETING ROOM, AT THE TOWN HALL, 100 STATE STREET, UNION VALE, NY 12589

OWNER
FUSCALDO ENTERPRISES, LLC
 817 TIMBERLAKE LANE
 PLEASANT VALLEY, NY 12589

OWNERS CONSENT
 THE UNDERSIGNED OWNER OF THIS PROPERTY HEREBY CERTIFIES
 THAT THE PLAN IS ACCURATE AND THAT THE PROPERTY IS AS SHOWN AND THAT
 THE OWNER IS AWARE OF THE ZONING REGULATIONS AND THE REQUIREMENTS
 OF THE TOWN OF UNION VALE AND HAS AGREED TO COMPLY WITH THE SAME.
 WITNESSED BY THE SIGNATURE OF THE UNDERSIGNED OWNER ON _____ DAY OF _____ 20____ AT _____ O'CLOCK IN _____ MEETING ROOM, AT THE TOWN HALL, 100 STATE STREET, UNION VALE, NY 12589

NYSPE# 074666
 SHEET NO. **SH1**
SH1

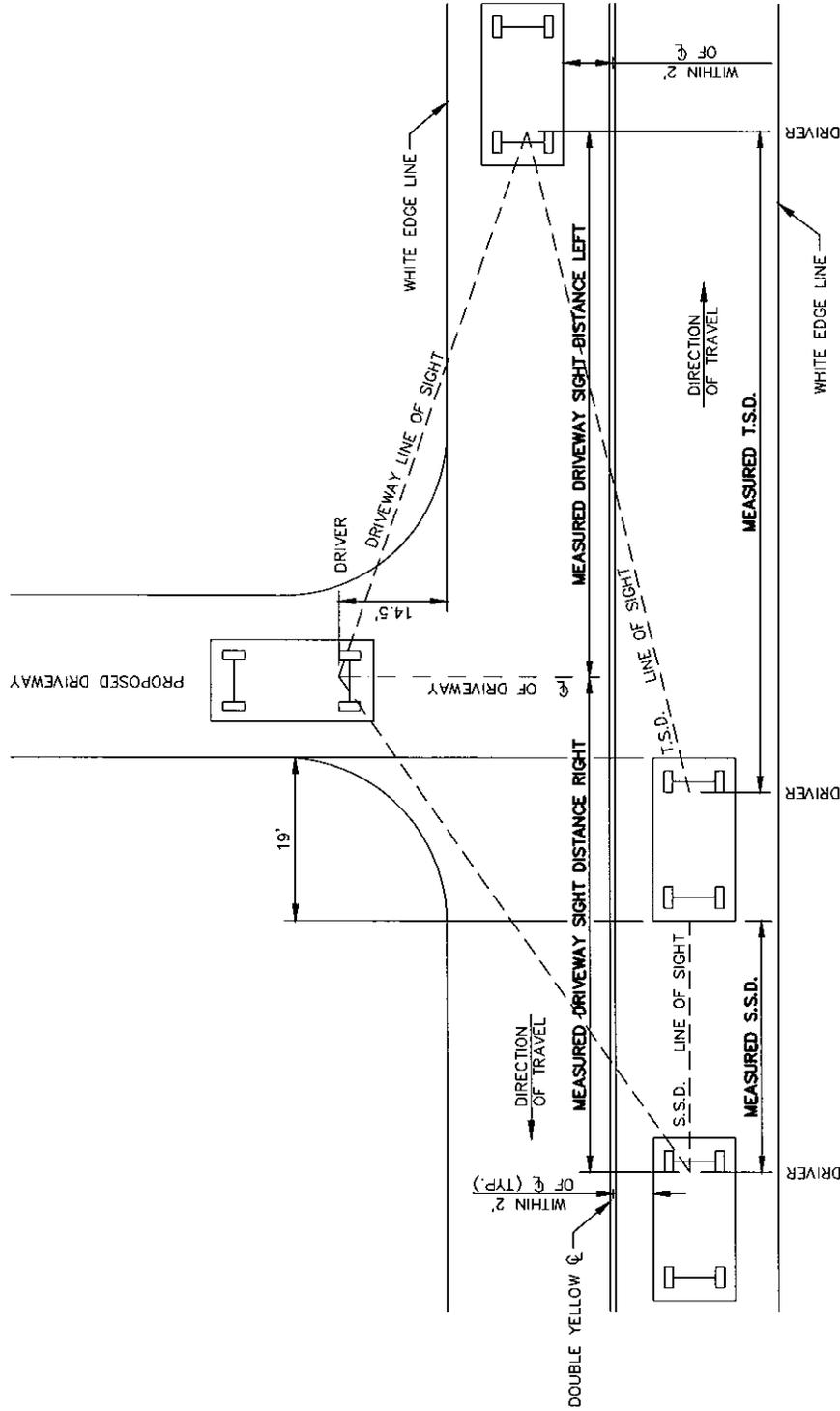
- SECTION 210-36(B) INN, AN INN SHALL BE ALLOWED BY SPECIAL PERMIT IN THE R2D, R4S, AND R43 AND TC DISTRICTS, PROVIDED THAT:
- (A) THE INN SHALL BE LIMITED TO A MAXIMUM OF 10 GUEST ROOMS.
 - (B) THE INN MAY BE USED FOR OTHER PURPOSES, SUCH AS MEETINGS AND THE BUSINESS, PROVIDED THAT THE TOTAL NUMBER OF SEATS IN ITS DINING ROOM, ITS OUTDOOR DINING AREAS AND ITS LOBBY, IF ANY, SHALL HOWEVER NOT EXCEED 30 SEATS.
 - (C) THE INN MAY NOT OPERATE AS A NIGHTCLUB, AS SUCH USE IS DEFINED IN ARTICLE III, § 210-16(A), OF THIS CHAPTER.
 - (D) THE INN SHALL BE ESTABLISHED THROUGH THE ADAPTIVE REUSE OF EITHER A RESIDENTIAL OR NONRESIDENTIAL STRUCTURE EXISTING ON MAY 30, 2020, EXCEPT IN THE TC DISTRICT WHERE ADAPTIVE REUSE IS ENCOURAGED BUT NOT REQUIRED.
 - (E) THE MINIMUM LOT AREA SHALL BE 20 ACRES IN EITHER THE R2D OR R4S DISTRICT AND 10 ACRES IN THE R43 DISTRICT.
 - (F) ACCESS TO THE FACILITY SHALL BE PROVIDED FROM A STATE OR COUNTY HIGHWAY OR A THROUGH TOWN HIGHWAY OTHER THAN A RESIDENTIAL SUBDIVISION STREET.
 - (G) SEWAGE WATER SUPPLY AND SEWAGE DISPOSAL FACILITIES SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF UNION VALE ZONING REGULATIONS.
 - (H) NO PARKING AREA OR OTHER IMPROVEMENT ASSOCIATED WITH THE FACILITY SHALL BE LOCATED WITHIN 100 FEET OF ANY PROPERTY LINE IN THE R2D DISTRICT OR WITHIN 75 FEET OF ANY PROPERTY LINE IN THE R4S OR R43 DISTRICT, OR SUCH GREATER DISTANCE AS MAY BE PRESCRIBED WITHIN THE DISTRICT, SOLELY OF PROVIDING RESIDENTIAL IMPROVEMENTS.

PARTIAL PLAN - SCALE 1"=50'

PARCEL PLAT - SCALE 1"=150'

SIGHT DISTANCE MEASUREMENTS DETAIL

NOT TO SCALE



NOTES:

1. DRIVEWAY SIGHT DISTANCES AND TURNING SIGHT DISTANCE (T.S.D.) ARE MEASURED 42" ABOVE FINISHED DRIVEWAY SURFACE AND ROAD PAVEMENT SURFACE.
2. STOPPING SIGHT DISTANCE (S.S.D.) IS MEASURED FROM 42" ABOVE PAVEMENT (EYE HEIGHT) TO 24" ABOVE PAVEMENT (BRAKE LIGHT ELEVATION).
3. MINIMUM SIGHT DISTANCE MEASUREMENTS SHALL BE IN ACCORDANCE WITH "SIGHT DISTANCE REQUIREMENTS TABLE", FIG. 2.

DUTCHESS COUNTY DEPARTMENT OF PUBLIC WORKS HIGHWAY WORK PERMIT POLICY	
SIGHT DISTANCE MEASUREMENTS DETAIL	FIG: 1
DATE: OCT 08, 2024	FIG: 1

FIGURE 2 - SIGHT DISTANCE REQUIREMENTS

POSTED SPEED LIMIT (MPH)	SIGHT DISTANCE (LEFT & RIGHT)	SSD (< 3%)	SSD GRADE ADJUSTMENT				TSD
			DOWNGRADE	DOWNGRADE	UPGRADE	UPGRADE	
			3%	6%	3%	6%	
30	335'	200'	205'	215'	200'	184'	245'
35	390'	250'	257'	271'	237'	229'	285'
40	445'	305'	315'	333'	289'	278'	325'
45	500'	360'	378'	400'	344'	331'	365'
50	555'	425'	446'	474'	405'	388'	405'
55	610'	495'	520'	553'	469'	450'	445'

If sight distance requirements are based on the 85th Percentile Speed instead of the highway posted speed limit, the following conditions must be met by the applicant:

- * A qualified Professional Engineer with expertise in traffic engineering shall be engaged for the purpose of performing a spot speed study at the proposed driveway location.
- * The speed study is coordinated through the DCDPW to ensure that an acceptable method is used and the exact study location is determined.
- * Yielded from this study will be the 85th Percentile Speed of traffic during a specific time period determined by the DCDPW.
- * The 85th Percentile Speed will be used in the table above to determine required sight distances. The distances determined using 85th Percentile Speed may be increased by 10% to account for limitations of speed study accuracy and methodology, if requested by the DCDPW.
- * Sight lines must provide for a minimum of 6" of vertical clearance to any obstruction or grade.

For commercial driveways that serve heavy truck traffic, the DCDPW may require sight distances appropriate for the specific vehicle class anticipated during normal use.

In all cases, the DCDPW shall have final approval authority for sight distance requirements for proposed highway entrance locations.

**Dutchess County
Classification Count Average Weekday Data Report**

ROAD #: CR CR21
 COUNTY NAME: Dutchess
 REGION CODE: 8
 FROM: NY 55
 TO: CR 9 CLOVE VALLEY RD
 REF-MARKER:
 END MILEPOINT: 1179
 FUNC-CLASS: 07
 STATION NO: 6017
 COUNT TAKEN BY:
 PROCESSED BY:

ROAD NAME: BRUZGAL RD

YEAR: 2024
 MONTH: June

STATION: 826017

DIRECTION	East	West	TOTAL
NUMBER OF VEHICLES	1098	1143	2241
NUMBER OF AXLES	2210	2299	4509
% HEAVY VEHICLES (F4-F13)	4.92%	4.99%	4.95%
% TRUCKS AND BUSES (F3-F13)	24.50%	25.72%	25.12%
AXLE CORRECTION FACTOR	0.99	0.99	0.99

NO. OF LANES: 2
 HPMS NO:
 LION#:
 ORG CODE: NDS INITIALS: JSO
 ORG CODE: NDS INITIALS: WST

BATCH ID: DCTC List 1

VEHICLE CLASS	F1	F2	F3	F4	F5	F6	F7	F8	F9	F10	F11	F12	F13	TOTAL
NO. OF AXLES	2	2	2	2.5	2	3	4	3.5	5	6	5	6	8.75	
ENDING HOUR	1:00	0	6	1	0	0	0	0	0	0	0	0	0	7
	2:00	0	2	0	0	0	0	0	0	0	0	0	0	2
	3:00	0	1	0	0	0	0	0	0	0	0	0	0	1
	4:00	0	2	1	0	0	0	0	0	0	0	0	0	3
	5:00	0	2	0	0	0	0	0	0	0	0	0	0	2
	6:00	0	8	3	0	2	0	0	0	0	0	0	0	13
	7:00	0	21	8	2	4	1	0	0	0	0	0	0	37
	8:00	1	43	13	0	4	0	0	0	0	0	0	0	61
	9:00	0	38	13	1	4	0	0	0	0	0	0	0	56
DIRECTION	10:00	0	38	14	0	4	0	0	0	0	0	0	0	56
East	11:00	0	38	11	0	3	0	0	0	0	0	0	0	52
	12:00	0	36	14	0	3	0	0	0	0	0	0	0	53
	13:00	2	44	14	0	4	0	0	0	0	0	0	0	64
	14:00	0	42	12	0	2	0	0	0	0	0	0	0	56
	15:00	1	53	11	1	2	0	0	0	1	0	0	0	69
	16:00	1	61	17	0	3	0	0	1	0	0	0	0	83
	17:00	2	82	20	0	5	0	0	1	0	0	0	0	110
	18:00	1	84	24	0	2	0	0	0	0	0	0	0	111
	19:00	2	73	13	0	1	0	0	0	0	0	0	0	89
	20:00	0	44	12	0	1	0	0	0	0	0	0	0	57
	21:00	1	39	6	0	1	0	0	0	0	0	0	0	47
	22:00	0	32	5	0	0	0	0	0	0	0	0	0	37
	23:00	0	20	2	0	0	0	0	0	0	0	0	0	22
	24:00	0	9	1	0	0	0	0	0	0	0	0	0	10
TOTAL VEHICLES	11	818	215	4	45	1	0	2	0	2	0	0	0	1098
TOTAL AXLES	22	1636	430	10	90	3	0	7	0	12	0	0	0	2210
ENDING HOUR	1:00	0	4	0	0	0	0	0	0	0	0	0	0	4
	2:00	0	2	0	0	0	0	0	0	0	0	0	0	2
	3:00	0	1	1	0	0	0	0	0	0	0	0	0	2
	4:00	0	2	1	0	0	0	0	0	0	0	0	0	3
	5:00	0	2	2	0	0	0	0	0	0	0	0	0	4
	6:00	0	12	6	0	0	0	0	0	0	0	0	0	18
	7:00	1	41	15	0	3	0	0	0	0	0	0	0	60
	8:00	2	62	22	2	4	0	0	0	0	0	0	0	92
	9:00	0	81	22	1	3	0	0	0	0	0	0	0	107
	10:00	0	56	12	0	3	0	1	0	0	0	0	0	72
DIRECTION	11:00	1	47	16	0	3	0	0	0	0	0	0	0	57
West	12:00	1	50	16	1	3	1	0	1	1	0	0	0	74
	13:00	0	40	13	1	3	0	0	0	0	0	0	0	57
	14:00	2	42	13	1	3	0	0	0	0	0	0	0	61
	15:00	2	57	18	0	2	1	0	0	0	0	0	0	80
	16:00	1	58	16	0	4	0	0	0	0	0	0	0	79
	17:00	1	68	19	0	5	0	0	1	0	0	0	0	94
	18:00	1	62	14	0	4	0	0	0	0	0	0	0	81
	19:00	0	51	13	0	2	0	0	0	0	0	0	0	66
	20:00	0	32	4	0	2	0	0	0	0	0	0	0	38
	21:00	1	27	5	0	1	0	0	0	0	0	0	0	34
	22:00	0	21	5	0	0	0	0	0	0	0	0	0	26
	23:00	0	12	3	0	0	0	0	0	0	0	0	0	15
	24:00	0	6	1	0	0	0	0	0	0	0	0	0	7
TOTAL VEHICLES	13	836	237	6	45	2	0	3	1	0	0	0	0	1143
TOTAL AXLES	26	1672	474	15	90	6	0	10	5	0	0	0	0	2299
GRAND TOTAL VEHICLES	24	1654	452	10	90	3	0	5	1	2	0	0	0	2241
GRAND TOTAL AXLES	48	3308	904	25	180	9	0	18	5	12	0	0	0	4509

VEHICLE CLASSIFICATION CODES:

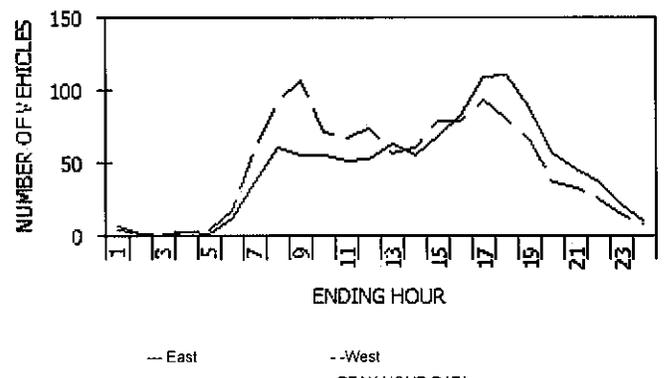
- F1. Motorcycles
- F2. Autos*
- F3. 2 Axle, 4-Tire Pickups, Vans, Motorhomes*
- F4. Buses
- F5. 2 Axle, 6-Tire Single Unit Trucks
- F6. 3 Axle Single Unit Trucks
- F7. 4 or More Axle Single Unit Trucks
- F8. 4 or Less Axle Vehicles, One Unit is a Truck
- F9. 5 Axle Double Unit Vehicles, One Unit is a Truck
- F10. 6 or More Double Unit Vehicles, One Unit is a Truck
- F11. 5 or Less Axle Multi-Unit Trucks
- F12. 6 Axle Multi-Unit Trucks
- F13. 7 or More Axle Multi-Unit Trucks

* INCLUDING THOSE HAULING TRAILERS

FUNCTIONAL CLASS CODES:

- | RURAL | URBAN | SYSTEM |
|-------|-------|-------------------------------|
| 01 | 11 | PRINCIPAL ARTERIAL-INTERSTATE |
| 02 | 12 | PRINCIPAL ARTERIAL-EXPRESSWAY |
| 02 | 14 | PRINCIPAL ARTERIAL-OTHER |
| 06 | 16 | MINOR ARTERIAL |
| 07 | 17 | MAJOR COLLECTOR |
| 08 | 17 | MINOR COLLECTOR |
| 09 | 19 | LOCAL SYSTEM |

TRAFFIC FLOW BY DIRECTION



PEAK HOUR DATA

DIRECTION	HOUR	COUNT	2-WAY A.M.	HOUR	COUNT
East	9	111		9	163
West	9	107		17	204

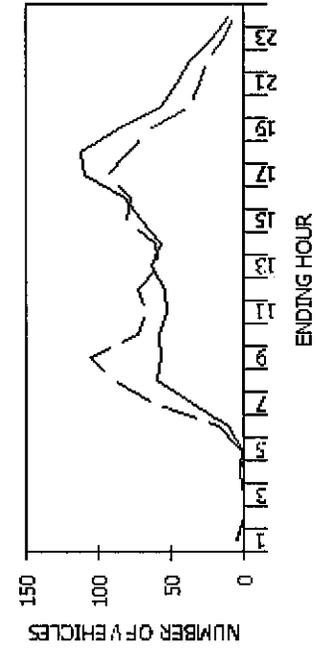
Dutchess County
Speed Count Average Weekday Report

Station: 826017
Road #: CR CR21 Road name: BRUZGAL RD
From: NY 55
To: CR 9 CLOVE VALLEY RD
Direction: West

Start date: Sun 06/16/2024 07:00
End date: Fri 06/21/2024 06:45
County: Dutchess
Town: LION#:
Speed limit: 55

Count duration: 120 hours
Functional class: 7
Factor group: 30
Batch ID: DCTC List 1
Count taken by: Org: NDS Init: JSO
Processed by: Org: NDS Init: WST

Hour	Speeds, mph																Avg	50th%	85th%	Total		
	0.0-30.0	30.1-35.0	35.1-40.0	40.1-45.0	45.1-50.0	50.1-55.0	55.1-60.0	60.1-65.0	65.1-70.0	70.1-75.0	75.1-80.0	80.1-85.0	85.1-115.0	% Exc 55.0	% Exc 60.0	% Exc 65.0					% Exc 70.0	% Exc 75.0
1:00	0	0	1	1	1	2	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	45.7	47.6	53.2	5
2:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	42.5	42.6	44.3	1
3:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	52.5	52.6	54.3	1
4:00	0	0	0	1	0	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	42.5	42.6	44.3	1
5:00	0	0	1	0	0	2	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	46.3	51.3	53.9	3
6:00	0	0	1	3	10	3	1	0	0	0	0	0	0	5.6	0.0	0.0	0.0	0.0	47.1	47.6	52.2	18
7:00	0	0	3	15	29	14	1	0	0	0	0	0	0	1.6	0.0	0.0	0.0	0.0	46.7	47.3	52.1	62
8:00	0	0	5	20	46	17	2	0	0	0	0	0	0	2.2	0.0	0.0	0.0	0.0	46.6	47.2	51.7	90
9:00	0	0	6	30	50	17	3	0	0	0	0	0	0	2.8	0.0	0.0	0.0	0.0	46.2	46.8	51.3	106
10:00	0	0	8	26	28	9	2	0	0	0	0	0	0	2.7	0.0	0.0	0.0	0.0	45.0	45.5	50.1	73
11:00	0	0	4	27	28	8	0	0	0	0	0	0	0	1.4	0.0	0.0	0.0	0.0	45.2	45.5	49.7	67
12:00	0	1	9	27	28	7	1	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	44.3	45.0	49.5	73
13:00	0	1	6	23	22	5	2	0	0	0	0	0	0	3.4	0.0	0.0	0.0	0.0	44.5	44.9	49.6	59
14:00	0	0	4	24	25	8	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	45.2	45.6	49.8	61
15:00	0	0	4	32	35	9	1	0	0	0	0	0	0	1.2	0.0	0.0	0.0	0.0	45.4	45.7	49.7	81
16:00	0	0	6	28	30	12	2	0	0	0	0	0	0	2.6	0.0	0.0	0.0	0.0	45.5	45.9	51.0	78
17:00	0	1	4	42	35	10	2	0	0	0	0	0	0	2.1	0.0	0.0	0.0	0.0	45.0	45.0	49.8	94
18:00	0	0	6	31	31	11	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	45.1	45.5	49.9	79
19:00	0	0	6	22	24	10	3	0	0	0	0	0	0	4.6	0.0	0.0	0.0	0.0	45.6	46.0	51.7	65
20:00	0	0	4	16	11	5	1	0	0	0	0	0	0	2.7	0.0	0.0	0.0	0.0	44.7	44.6	50.5	37
21:00	0	1	2	14	11	2	1	0	0	0	0	0	0	3.2	0.0	0.0	0.0	0.0	44.2	44.5	48.3	31
22:00	0	0	5	12	6	2	0	1	0	0	0	0	0	3.8	3.8	0.0	0.0	0.0	43.6	43.4	49.3	26
23:00	0	0	2	5	4	2	1	0	0	0	0	0	0	7.1	0.0	0.0	0.0	0.0	45.1	45.0	52.3	14
24:00	0	0	1	3	2	0	0	0	0	0	0	0	0	0.0	0.0	0.0	0.0	0.0	43.1	43.4	47.8	6
Avg, Daily Total	0	4	88	403	456	156	23	1	0	0	0	0	0	2.1	0.1	0.0	0.0	0.0	45.3	45.8	50.4	1131
Percent	0.0%	0.4%	7.8%	35.6%	40.3%	13.6%	2.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	89.9%	100.0%	100.0%	100.0%	100.0%				
Cum. Percent	0.0%	0.4%	8.1%	43.8%	84.1%	97.9%	99.9%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%				
Average hour	0	0	4	17	19	6	1	0	0	0	0	0	0									47



Direction	Hour	Count	2-way	Peak Hour Data	Avg. Speed	50th% Speed	85th% Speed
East	18	112	A.M.	Hour	45.0	45.8	50.7
West	9	106	P.M.	Count	45.3	45.8	50.4
East	18	112	A.M.	Hour	Count	Count	Count
West	9	106	P.M.	Hour	Count	Count	Count

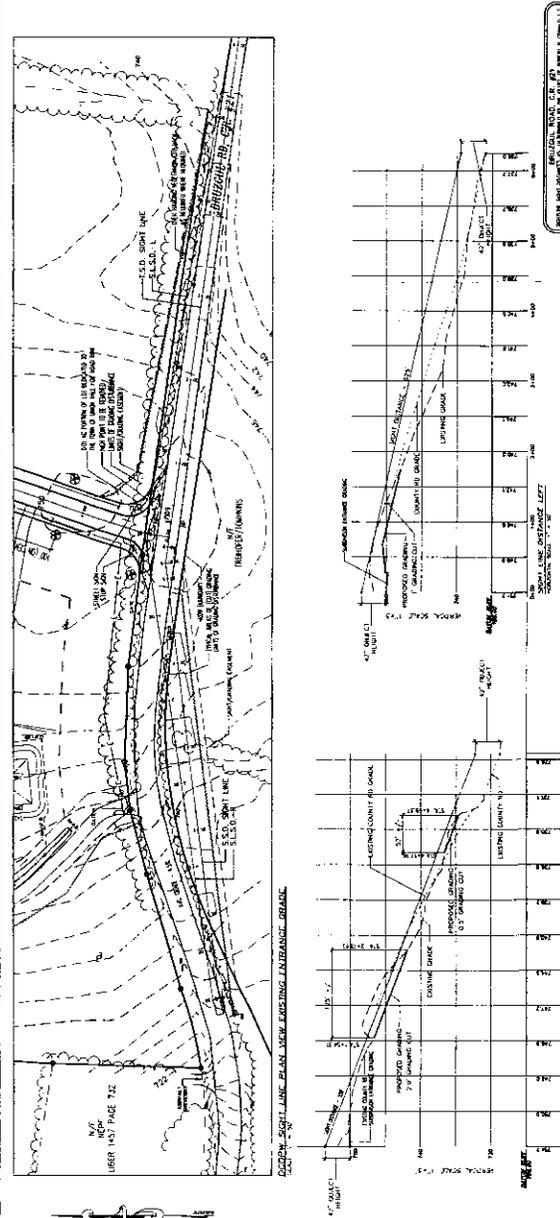
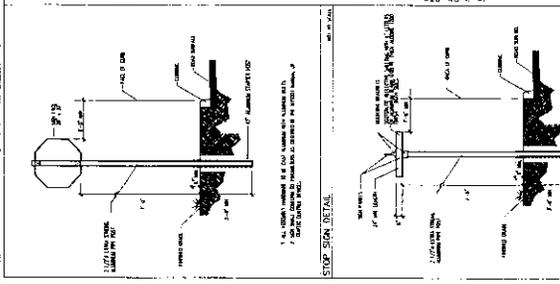
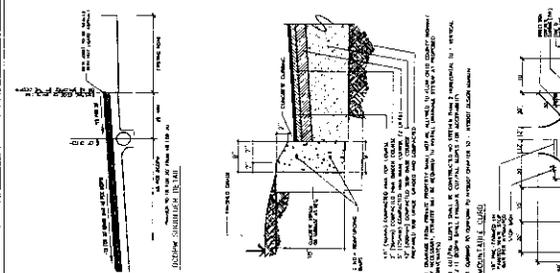


TABLE 1: DRAINAGE SYSTEM DATA

STATION	INVERT ELEVATION	MANHOLE ELEVATION	PIPE SIZE	PIPE MATERIAL	PIPE SLOPE
1+00	100.00	100.00	18"	CONCRETE	0.01
1+20	99.50	99.50	18"	CONCRETE	0.01
1+40	99.00	99.00	18"	CONCRETE	0.01
1+60	98.50	98.50	18"	CONCRETE	0.01
1+80	98.00	98.00	18"	CONCRETE	0.01
2+00	97.50	97.50	18"	CONCRETE	0.01
2+20	97.00	97.00	18"	CONCRETE	0.01
2+40	96.50	96.50	18"	CONCRETE	0.01
2+60	96.00	96.00	18"	CONCRETE	0.01
2+80	95.50	95.50	18"	CONCRETE	0.01
3+00	95.00	95.00	18"	CONCRETE	0.01
3+20	94.50	94.50	18"	CONCRETE	0.01
3+40	94.00	94.00	18"	CONCRETE	0.01
3+60	93.50	93.50	18"	CONCRETE	0.01
3+80	93.00	93.00	18"	CONCRETE	0.01
4+00	92.50	92.50	18"	CONCRETE	0.01
4+20	92.00	92.00	18"	CONCRETE	0.01
4+40	91.50	91.50	18"	CONCRETE	0.01
4+60	91.00	91.00	18"	CONCRETE	0.01
4+80	90.50	90.50	18"	CONCRETE	0.01
5+00	90.00	90.00	18"	CONCRETE	0.01
5+20	89.50	89.50	18"	CONCRETE	0.01
5+40	89.00	89.00	18"	CONCRETE	0.01
5+60	88.50	88.50	18"	CONCRETE	0.01
5+80	88.00	88.00	18"	CONCRETE	0.01
6+00	87.50	87.50	18"	CONCRETE	0.01
6+20	87.00	87.00	18"	CONCRETE	0.01
6+40	86.50	86.50	18"	CONCRETE	0.01
6+60	86.00	86.00	18"	CONCRETE	0.01
6+80	85.50	85.50	18"	CONCRETE	0.01
7+00	85.00	85.00	18"	CONCRETE	0.01
7+20	84.50	84.50	18"	CONCRETE	0.01
7+40	84.00	84.00	18"	CONCRETE	0.01
7+60	83.50	83.50	18"	CONCRETE	0.01
7+80	83.00	83.00	18"	CONCRETE	0.01
8+00	82.50	82.50	18"	CONCRETE	0.01
8+20	82.00	82.00	18"	CONCRETE	0.01
8+40	81.50	81.50	18"	CONCRETE	0.01
8+60	81.00	81.00	18"	CONCRETE	0.01
8+80	80.50	80.50	18"	CONCRETE	0.01
9+00	80.00	80.00	18"	CONCRETE	0.01
9+20	79.50	79.50	18"	CONCRETE	0.01
9+40	79.00	79.00	18"	CONCRETE	0.01
9+60	78.50	78.50	18"	CONCRETE	0.01
9+80	78.00	78.00	18"	CONCRETE	0.01
10+00	77.50	77.50	18"	CONCRETE	0.01
10+20	77.00	77.00	18"	CONCRETE	0.01
10+40	76.50	76.50	18"	CONCRETE	0.01
10+60	76.00	76.00	18"	CONCRETE	0.01
10+80	75.50	75.50	18"	CONCRETE	0.01
11+00	75.00	75.00	18"	CONCRETE	0.01
11+20	74.50	74.50	18"	CONCRETE	0.01
11+40	74.00	74.00	18"	CONCRETE	0.01
11+60	73.50	73.50	18"	CONCRETE	0.01
11+80	73.00	73.00	18"	CONCRETE	0.01
12+00	72.50	72.50	18"	CONCRETE	0.01
12+20	72.00	72.00	18"	CONCRETE	0.01
12+40	71.50	71.50	18"	CONCRETE	0.01
12+60	71.00	71.00	18"	CONCRETE	0.01
12+80	70.50	70.50	18"	CONCRETE	0.01
13+00	70.00	70.00	18"	CONCRETE	0.01
13+20	69.50	69.50	18"	CONCRETE	0.01
13+40	69.00	69.00	18"	CONCRETE	0.01
13+60	68.50	68.50	18"	CONCRETE	0.01
13+80	68.00	68.00	18"	CONCRETE	0.01
14+00	67.50	67.50	18"	CONCRETE	0.01
14+20	67.00	67.00	18"	CONCRETE	0.01
14+40	66.50	66.50	18"	CONCRETE	0.01
14+60	66.00	66.00	18"	CONCRETE	0.01
14+80	65.50	65.50	18"	CONCRETE	0.01
15+00	65.00	65.00	18"	CONCRETE	0.01
15+20	64.50	64.50	18"	CONCRETE	0.01
15+40	64.00	64.00	18"	CONCRETE	0.01
15+60	63.50	63.50	18"	CONCRETE	0.01
15+80	63.00	63.00	18"	CONCRETE	0.01
16+00	62.50	62.50	18"	CONCRETE	0.01
16+20	62.00	62.00	18"	CONCRETE	0.01
16+40	61.50	61.50	18"	CONCRETE	0.01
16+60	61.00	61.00	18"	CONCRETE	0.01
16+80	60.50	60.50	18"	CONCRETE	0.01
17+00	60.00	60.00	18"	CONCRETE	0.01
17+20	59.50	59.50	18"	CONCRETE	0.01
17+40	59.00	59.00	18"	CONCRETE	0.01
17+60	58.50	58.50	18"	CONCRETE	0.01
17+80	58.00	58.00	18"	CONCRETE	0.01
18+00	57.50	57.50	18"	CONCRETE	0.01
18+20	57.00	57.00	18"	CONCRETE	0.01
18+40	56.50	56.50	18"	CONCRETE	0.01
18+60	56.00	56.00	18"	CONCRETE	0.01
18+80	55.50	55.50	18"	CONCRETE	0.01
19+00	55.00	55.00	18"	CONCRETE	0.01
19+20	54.50	54.50	18"	CONCRETE	0.01
19+40	54.00	54.00	18"	CONCRETE	0.01
19+60	53.50	53.50	18"	CONCRETE	0.01
19+80	53.00	53.00	18"	CONCRETE	0.01
20+00	52.50	52.50	18"	CONCRETE	0.01
20+20	52.00	52.00	18"	CONCRETE	0.01
20+40	51.50	51.50	18"	CONCRETE	0.01
20+60	51.00	51.00	18"	CONCRETE	0.01
20+80	50.50	50.50	18"	CONCRETE	0.01
21+00	50.00	50.00	18"	CONCRETE	0.01
21+20	49.50	49.50	18"	CONCRETE	0.01
21+40	49.00	49.00	18"	CONCRETE	0.01
21+60	48.50	48.50	18"	CONCRETE	0.01
21+80	48.00	48.00	18"	CONCRETE	0.01
22+00	47.50	47.50	18"	CONCRETE	0.01
22+20	47.00	47.00	18"	CONCRETE	0.01
22+40	46.50	46.50	18"	CONCRETE	0.01
22+60	46.00	46.00	18"	CONCRETE	0.01
22+80	45.50	45.50	18"	CONCRETE	0.01
23+00	45.00	45.00	18"	CONCRETE	0.01
23+20	44.50	44.50	18"	CONCRETE	0.01
23+40	44.00	44.00	18"	CONCRETE	0.01
23+60	43.50	43.50	18"	CONCRETE	0.01
23+80	43.00	43.00	18"	CONCRETE	0.01
24+00	42.50	42.50	18"	CONCRETE	0.01
24+20	42.00	42.00	18"	CONCRETE	0.01
24+40	41.50	41.50	18"	CONCRETE	0.01
24+60	41.00	41.00	18"	CONCRETE	0.01
24+80	40.50	40.50	18"	CONCRETE	0.01
25+00	40.00	40.00	18"	CONCRETE	0.01
25+20	39.50	39.50	18"	CONCRETE	0.01
25+40	39.00	39.00	18"	CONCRETE	0.01
25+60	38.50	38.50	18"	CONCRETE	0.01
25+80	38.00	38.00	18"	CONCRETE	0.01
26+00	37.50	37.50	18"	CONCRETE	0.01
26+20	37.00	37.00	18"	CONCRETE	0.01
26+40	36.50	36.50	18"	CONCRETE	0.01
26+60	36.00	36.00	18"	CONCRETE	0.01
26+80	35.50	35.50	18"	CONCRETE	0.01
27+00	35.00	35.00	18"	CONCRETE	0.01
27+20	34.50	34.50	18"	CONCRETE	0.01
27+40	34.00	34.00	18"	CONCRETE	0.01
27+60	33.50	33.50	18"	CONCRETE	0.01
27+80	33.00	33.00	18"	CONCRETE	0.01
28+00	32.50	32.50	18"	CONCRETE	0.01
28+20	32.00	32.00	18"	CONCRETE	0.01
28+40	31.50	31.50	18"	CONCRETE	0.01
28+60	31.00	31.00	18"	CONCRETE	0.01
28+80	30.50	30.50	18"	CONCRETE	0.01
29+00	30.00	30.00	18"	CONCRETE	0.01
29+20	29.50	29.50	18"	CONCRETE	0.01
29+40	29.00	29.00	18"	CONCRETE	0.01
29+60	28.50	28.50	18"	CONCRETE	0.01
29+80	28.00	28.00	18"	CONCRETE	0.01
30+00	27.50	27.50	18"	CONCRETE	0.01
30+20	27.00	27.00	18"	CONCRETE	0.01
30+40	26.50	26.50	18"	CONCRETE	0.01
30+60	26.00	26.00	18"	CONCRETE	0.01
30+80	25.50	25.50	18"	CONCRETE	0.01
31+00	25.00	25.00	18"	CONCRETE	0.01
31+20	24.50	24.50	18"	CONCRETE	0.01
31+40	24.00	24.00	18"	CONCRETE	0.01
31+60	23.50	23.50	18"	CONCRETE	0.01
31+80	23.00	23.00	18"	CONCRETE	0.01
32+00	22.50	22.50	18"	CONCRETE	0.01
32+20	22.00	22.00	18"	CONCRETE	0.01
32+40	21.50	21.50	18"	CONCRETE	0.01
32+60	21.00	21.00	18"	CONCRETE	0.01
32+80	20.50	20.50	18"	CONCRETE	0.01
33+00	20.00	20.00	18"	CONCRETE	0.01
33+20	19.50	19.50	18"	CONCRETE	0.01
33+40	19.00	19.00	18"	CONCRETE	0.01
33+60	18.50	18.50	18"	CONCRETE	0.01
33+80	18.00	18.00	18"	CONCRETE	0.01
34+00	17.50	17.50	18"	CONCRETE	0.01
34+20	17.00	17.00	18"	CONCRETE	0.01
34+40	16.50	16.50	18"	CONCRETE	0.01
34+60	16.00	16.00	18"	CONCRETE	0.01
34+80	15.50	15.50	18"	CONCRETE	0.01
35+00	15.00	15.00	18"	CONCRETE	0.01