

UNION VALE TOWN BOARD TOWN BOARD MEETING FEBRUARY 18, 2026
249 DUNCAN ROAD, UNION VALE, NEW YORK, TOWN HALL 7:30 PM
PRESENT: Supervisor Steve Frazier
Town Council: Kevin Durland, Kevin McGivney, Josh Redinger, Kevin Harrington
Town Clerk: Andrea Casey
Highway Superintendent: Ed Kading
Town Attorney: Ian Lindars, Jim Nelson, Hannah Atkinson

Supervisor Frazier called the meeting to Order to Order and Salute to the Flag at 7:37PM

Motion Approve Minutes: Councilman Redinger made a motion to approve the January 21, 2026 meeting minutes which was seconded by Councilman McGivney and all were unanimously in favor.

Supervisors Report

- Asked for amendments to agenda, an executive session for a personnel matters leading to employment of a particular person, add cell tower easement resolution, second brief executive session for attorney client privilege motioned by Councilman Harrington seconded by Councilman McGivney and all were in favor.
- Finance Report January 2026: General Checking: \$314,835.00 MSC Receipts: \$186,954.00, General MM: \$76,047.00 General NYCLASS: \$2,768,714.00, General NYCLASS-Reserve: \$5,215.00 Total \$3,351,766.00
- Highway Checking: \$232,128.00, Highway MM: \$27,182.00, Highway NYCLASS: \$32,180.00, Highway New Acct for W. Clove Mtn Bridge: \$615,181.00, Equip Reserve \$182,725.00, total \$1,089,397.00
Grand Total: \$4,441,163.00
- Net income in favorable by 70k vs budget. January Revenue is up 29K vs the budget. expenses are favorable by \$41,000.00 vs the budget due to timing of expenses.
- Textmygov, the company we use for text messaging has changed hands and has more features, place on town website for informative text messages to stay informed, on February 23rd at 11:00am one-time text to opt in will be transmitted.

Board Member Reports

Councilman Harrington- is happy to be back to the meetings, thanked everyone for their help.

Councilman Redinger- Nothing to report.

Councilman Durland- Welcomed Kevin Harrington back to the meeting and has been reviewing the documents in preparation for tonight's discussion.

Councilman McGivney- Welcomed Councilman Harrington back and reminded the residents town taxes are due February 28 without penalty.

Town Clerk Report

Clerk Casey reminded residents that document shredding day is Wednesday, May 6th, the truck will be present for 1 hour but a time is not known until the date of the event.

Town Highway

Superintendent Kading reported there has much winter weather, pushing snow back for sight lines, mailboxes do end up being hit, they are not intentional, they will try to repair to the best of the ability. In good shape with salt, cutting it with ¼ crushed stone, effective and cost savings. More snow expected next weekend, and keeping trucks in order, new salt shed is working very well. Need 2-way radios in trucks, many dead areas but are relying on cell phones but would like to upgrade radio systems.

Tax Collector Report

Ms. Saglibene said there has been much activity as of now 60% has been collected, banks escrow envelopes have been receipted, checks have been sent to Hwy, Verbank Drainage District and by next week Fire Department, deadline is Feb 28th, post office ask for hand stamped Monday-Thursday 9-4 and drop box is available. Saturdays' 9-12 until end of March, 2% penalty Assessor's Office is open Tuesday and Thursday for all exemption paperwork.

ANIMAL CONTROL REPORT JANUARY 2026, submitted by ACO Mary Jean Calvi
During the month of January, there were no lost or found dogs. There were 3 complaints.

Residents should be advised that there has been an outbreak of H5N1 bird flu (avian flu) in the Dutchess and Ulster County area. Many bird deaths have been reported. This flu is transmissible to domestic poultry as well. Do not come in contact with any dead birds or those that appear to be sick. Should you see anything, the NYS Department of Environmental Conservation should be contacted so that they are aware of the location and scope of the problem.

Public Comment on Agenda Items

Amy Hardisty, welcomed Councilman Harrington back. She further spoke about the obligations both legally and morally the Town Board is bound to and discussed her opposition to this local law and asked the Board to fully consider her comments before voting on the proposed resolution. She also noted that the local law change may not be environmentally impactful but the operation of a wedding venue is environmentally impactful. She noted the 30 residents that have spoken in opposition and urges the Town Board not sign their name after fully reviewing.

Discuss Alarm System for 11 Tymor Park Unit

Supervisor Frazier noted there was never an alarm system at 11 Tymor Park house and with the tenants it would be in the best interest of the Town and Tenants. He will get a proposal in front of the Board, he looked into antifreeze to protect the pipes but was told is corrosive and a better option will be a temp alarm system to alert when system is below a temperature threshold.

Motion to Delay Phone/ Copy Contract

Councilman McGivney made a motion to delay voting until the town attorney had reviewed further information seconded by Councilman Harrington and all were unanimously in favor.

Enter Executive Session for Attorney Client Privilege Meeting

Councilman Redinger made a motion at 8:06pm to enter executive session for an attorney client privilege meeting, which was seconded by Councilman Harrington and all were unanimously in favor.

Exit Executive Session Attorney Client Privilege Meeting

Councilman Harrington made a motion at 8:22pm to exit executive session to resume the regular meeting which was seconded by Councilman McGivney and all were unanimously in favor. Supervisor Frazier advised that no decisions were made and no money allocated.

RD10 Zoning Change Resolution

Attorney Nelson suggested to the Town Board, notwithstanding time and effort, additional documents be forwarded to Dutchess County Planning and the planning board for their consideration as this has been done in the past and they have responded appropriately including additional documents in the last few meetings should be sent to Dutchess County Planning. He noted this is his professional suggestion, not generated by the Board or any other elected official or administrative professional within the Town.

Motion to Send RD10 Documents to DC Planning

Councilman Harrington made a motion to send the additional documents to Dutchess County Planning Department and await a response before a vote on the RD10 issue, this was seconded by Councilman Redinger all were in favor with the exception of Councilman Durland.

RESOLUTION NO. 26 OF 2026 AUTHORIZING EXECUTION OF AN EASEMENT WITH NEW YORK STATE ELECTRIC & GAS CORPORATION (see attached)

Supervisor Frazier advised NYSEG needs easement on the property line to install the electric line to the cell tower.

Public Comment Town Issues – None

Approve Budget Adjustments, Transfers, Warrants, Pay Bills

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

Executive Session Councilman Harrington made a motion at 8:28pm to enter executive session for a specific personnel matter, which was seconded by Councilman Redinger and all were unanimously in favor.

Executive Session Councilman Harrington made a motion at 9:13pm to exit executive session to resume the regular meeting which was seconded by Councilman McGivney and all were unanimously in favor. Supervisor Frazier advised that no decisions were made and no money allocated.

Motion to Adjourn At 9:14PM Councilman Harrington made a motion to adjourn the meeting which was seconded by Councilman Redinger and all were unanimously in favor.

Next Meeting is March 4, 2026 at 7:30PM

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

draft

**TOWN OF UNION VALE TOWN BOARD
RESOLUTION NO. 26 OF 2026**

**RESOLUTION AUTHORIZING EXECUTION OF AN EASEMENT WITH
NEW YORK STATE ELECTRIC & GAS CORPORATION**

WHEREAS, by Resolution No. 47 of 2025, the Town Board of the Town of Union Vale authorized the submission of a Home Rule Request for enabling legislation to permit the Town of Union Vale to alienate and discontinue the use of certain Parklands and lease at fair market value to Homeland Towers, LLC for a term not to exceed 30 years for the purpose of operating a radio transmission tower facility; and

WHEREAS, the special legislation permitted the alienation and discontinuance of certain parklands consisting of an approximate .121-acre parcel to be leased to Homeland Towers, LLC for tower placement and an approximate .129-acre parcel (12 feet wide by 470 feet long) for an easement to provide access to and utilities for the tower; and

WHEREAS, New York State Electric & Gas Corporation (“NYSEG”) has requested 10 x 10 feet in width easement and right-of-way to install, maintain, repair and/or replace a pad mounted transformer PU5-1 to be located on the Town’s property within an existing easement previously authorized through special legislation; and

WHEREAS, NYSEG has prepared a map showing the location of the easement, which is attached to the Easement Agreement, both of which are annexed hereto; and

WHEREAS, the granting of the easement and right-of-way by the Town to NYSEG is a Type II action under the State Environmental Quality Review Act pursuant to 6 NYCRR 617.5(c)(7) and requires no further environmental review.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The recitations set forth above are incorporated in this Resolution as if fully set forth and adopted herein.
2. The Town Board of the Town of Union Vale hereby grants an easement and right-of-way on and over certain land located on Town property as more particularly set forth in the Easement Agreement, a copy of which is annexed hereto, to install, maintain, repair and/or replace a pad mounted transformer PU5-1 with all necessary fixtures and appurtenances thereto.

3. The Town Board of the Town of Union Vale hereby authorizes the Town Supervisor, on behalf of the Town, to execute the Easement Agreement with NYSEG submitted herewith and to take any other actions required to enter into and finalize the terms of the Easement Agreement, subject to final review and approval of the Attorney to the Town as to form and content.

INTRODUCED Councilman Durland

SECONDED Councilman Harrington

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

Supervisor Frazier	Aye
Councilmember Durland	Aye
Councilmember Harrington	Aye
Councilmember McGivney	Aye
Councilmember Redinger	Aye

Dated: Union Vale, New York
February 18, 2026



ANDREA CASEY, TOWN CLERK

EASEMENT

THIS INSTRUMENT WITNESSETH THAT _____ TOWN OF UNION VALE _____

hereinafter called the Grantor(s), being the owner(s) of or having an interest in land situate in the _____ TOWN _____ of _____ BEEKMAN _____, County of _____ DUTCHESS _____, State of New York, fronting on the street or highway known as _____ DEFOREST LANE _____, bounded _____ WESTERLY IN PART _____ by lands of _____ DEFOREST LANE _____ and _____ NORTHERLY IN PART _____ by lands of _____ N/F DEAN F FERLAND, JR _____, for and in consideration of the sum of One and No/100 Dollars (\$1.00), the receipt of which is hereby acknowledged, does hereby grant and release unto NEW YORK STATE ELECTRIC & GAS CORPORATION, a corporation organized under the laws of the State of New York, having an office at 18 Link Drive in the Town of Kirkwood, County of Broome, State of New York, hereinafter called the Grantee, its lessees, licensees, successors and assigns forever, a permanent easement and right of way, with the right, privilege and authority to install, construct, reconstruct, extend, operate, inspect, maintain, repair, replace, and at its pleasure, remove, underground electric, gas and communication systems, including cables, wires, vaults, pedestals, closures, hand/man holes, pipes, ducts and conduits, with the necessary fixtures or appurtenances thereto, including transformers and switching equipment, which the Grantee shall require now and from time to time for the underground transmission and/or distribution of electric current, natural and/or manufactured gas and communications, for public or private use, in, upon, over, under, and across said land and/or the highways abutting or running through said land.

The easement and right of way hereby granted and released is _____ - 10 x 10 - _____ feet in width throughout its extent, situate, lying and being as follows:

SAID EASEMENT AND RIGHT OF WAY IS GRANTED FOR THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND/OR REPLACE A PAD MOUNTED TRANSFORMER PU5-1 TO BE LOCATED UPON GRANTOR'S LANDS INSTALLED ATOP OF GRANTOR'S PRIVATE PAD AS CONSTRUCTED. SAID EASEMENT AREA SHALL BE A TEN (10) FOOT BY TEN (10) FOOT SQUARE WITH THE TRANSFORMER CENTERED THEREIN. THE CENTER OF THE EASEMENT AREA SHALL BE GOVERNED BY THE ACTUAL PLACEMENT OF GRANTOR'S PRIVATE PAD. THE CENTER OF WHICH SHALL BE LOCATED ABOUT FOUR HUNDRED THIRTY (430) FEET EASTERLY OF POLE 5 OF GRANTEE'S EXISTING ELECTRIC LINE 1599 AND SITUATED SOUTHERLY OF GRANTOR'S PRIVATE DRIVEWAY.

TOGETHER WITH UNOBSTRUCTED FREE INGRESS AND EGRESS AT ALL TIMES UPON, OVER AND ACROSS GRANTOR(S) DRIVEWAY AND THE LANDS ADJACENT THERETO TO THE EXTENT NECESSARY TO ACCESS THE TRANSFORMER WITH PERSONNEL, VEHICLES AND EQUIPMENT. THE GRANTOR(S) SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR MAINTENANCE OF THE PRIVATELY OWNED INSTALLED UNDERGROUND SERVICE CABLES.

THE GRANTEE, its successors and assigns, are hereby expressly given and granted the right to assign this easement and right of way, or any part thereof, or interest therein, and the same shall be divisible among two or more owners, as to any right or rights created hereunder, so that each assignee or owner shall have the full rights and privileges herein granted, to be owned and enjoyed either in common or severally.

TOGETHER with free ingress and egress over the easement and right of way and other lands of the Grantor(s) for all of the above purposes and the right now and from time to time to trim, cut, burn, treat and/or remove by manual, mechanical and chemical means trees, roots, brush, structures and other obstructions within said easement and right of way.

PROVIDED, however, that any damage (other than for trimming, cutting, treating, burning and/or removing trees, roots, brush, structures and other obstructions as above provided) to the property of the Grantor(s), caused by the Grantee in the exercise of its rights under this instrument shall be borne by the Grantee.

RESERVING, however, to the Grantor(s) the right to cultivate the ground, and the right to cross and recross said easement and right of way provided that such use of said ground shall not interfere with, obstruct or endanger any rights granted as aforesaid and shall not disturb the grade of said ground as it now exists, and provided that no structure shall be erected, no trees shall be grown, cultivated or harvested, and no excavating, mining or blasting shall be undertaken within the limits of the easement and right of way without written consent of the Grantee.

This Instrument shall be binding on and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) ha _____ hereunto set _____ hand(s) and seal(s) this _____ day of _____.

IN PRESENCE OF: _____

TOWN OF UNION VALE

By: _____ (L.S.)

Name: _____

Title: _____

Address: _____

By: _____ (L.S.)

Name: _____

Title: _____

Address: _____

New York State Electric & Gas Corp.-Records Management & Real Estate Services BREWSTER RWC 300

EASEMENT

Line 1599, PU5-1, NS E 43 DEFOREST LN

Auth. 98000008392 Parcel No.

Area Cost Center No. RC2J020410

Construction W.O. No. 10301192815

TOWN OF UNION VALE

TO NEW YORK STATE ELECTRIC & GAS CORPORATION

Dated

STATE OF NEW YORK) COUNTY OF) ss:

Recorded on the day of

at o'clock M.

In Book of Deeds at

Page and examined.

(Clerk)

Consideration on this document is less than \$100.00.

(Personal or Corporate Acknowledgment)

State of New York) County of) ss:

On the day of in the year before me, the undersigned, a Notary Public in and for said State, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person* upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

(Personal or Corporate Acknowledgment)

State of New York) County of) ss:

On the day of in the year before me, the undersigned, a Notary Public in and for said State, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person* upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

(Subscribing Witness Acknowledgment)

State of New York) County of) ss:

On the day of before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who being by me duly sworn, did depose and say that he reside(s) in in the that he knew

to be the individual described in and who executed the foregoing instrument; and that he, said subscribing witness, was present and saw execute the same; and that, said witness, at the same time, subscribed his name as a witness thereto.

Notary Public

* "For the purposes of this section, the term "person" means any corporation, joint stock company, estate, general partnership (including any registered limited liability partnership or foreign limited liability partnership), limited liability company (including a professional service limited liability company), foreign limited liability company (including a foreign professional service limited liability company), joint venture, limited partnership, natural person, attorney in fact, real estate investment trust, business trust or other trust custodian, nominee or any other individual or entity in its own or any representative capacity."

* "For the purposes of this section, the term "person" means any corporation, joint stock company, estate, general partnership (including any registered limited liability partnership or foreign limited liability partnership), limited liability company (including a professional service limited liability company), foreign limited liability company (including a foreign professional service limited liability company), joint venture, limited partnership, natural person, attorney in fact, real estate investment trust, business trust or other trust custodian, nominee or any other individual or entity in its own or any representative capacity."

TAX MAP NUMBER

Section 6659 Block 00 Lot 960870

RETURN TO PROPERTY MANAGEMENT RECORDS CENTER NEW YORK STATE ELECTRIC & GAS CORP. POST OFFICE BOX 5224 BINGHAMTON, NEW YORK 13902-5224



NEW YORK STATE
ELECTRIC & GAS CORP.

JOB TITLE: NS E 43 Deforest Ln Lagrangeville~SL	
NOTIFICATION: 10301192815	DRAWN BY: SEAN LENNON
WORK ORDER: 801000730008	DATE: 9/23/2025
COUNTY:	REVISION:
TOWN: BEEKMAN	
ROAD: DEFOREST LN	PLANNER: SEAN LENNON
SUB/CKT: SYLVAN LAKE 478	PAGE: OF:

At L1599 P4:

- NYSEG to replace the existing 35' pole with a 45' CL2 pole
- NYSEG to frame the pole with (2) 8' fiberglass crossarms
- NYSEG to replace both primary down guys and anchors
- NYSEG to replace the existing open secondary trailing to pole 3 with 148' of 1/0 triplex

At L1599 P5:

- NYSEG to replace the existing 35' pole with a 45' CL2 pole
- NYSEG to frame the pole with a 8' fiberglass crossarms
- NYSEG to install a new primary down guy and anchor
- NYSEG to install (2) 181' spans of 1/0 primary tree wire from pole 5 trailing to pole 4
- NYSEG to replace the existing open secondary trailing to pole 4 with 184' of 1/0 triplex

At L1599 P6:

- NYSEG to replace the existing open secondary trailing to pole 5 with 201' of 1/0 triplex

At L1599 PU5-1:

- NYSEG to set a 50KVA transformer at customer provided vault

TAX ID: 960870
ADDRESS: 43 DEFOREST LN
N/F: TOWN OF UNION VALE

