

UNION VALE TOWN BOARD MEETING JANUARY 21, 2026

249 DUNCAN ROAD, UNION VALE, NEW YORK

UNION VALE TOWN HALL 7:30 PM

PRESENT: Supervisor Steve Frazier

Town Council: Kevin Harrington (Absent), Kevin Durland, Kevin McGivney, Josh Redinger

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 7:30PM

Motion Approve Minutes: Councilman McGivney made a motion to approve the December 17, 2025 meeting minutes which was seconded by Councilman Durland and all were unanimously in favor.

Supervisors Report

- Agenda amendments move bike race topic to A. in new business and add a resolution for tax assessor that is more accurate and executive session after bill pay to interview a candidate for the Planning Board, motioned by Councilman McGivney seconded by Councilman Redinger and all were in favor.
- Finance Report December 2025: General Checking: \$205,821.00 MSC Receipts: \$1,622.00, General MM: \$63,964.00 General NYCLASS: \$2,760,272.00, General NYCLASS-Reserve: \$5,199.00 General NYCLASS- Total \$3,036,878.00
- Highway Checking: \$106,955.00, Highway MM: \$17,139.00, Highway NYCLASS: \$32,882.00, Highway New Acct for W. Clove Mtn Bridge: \$613,306.00, NYCLASS-Reserve \$182,168.00, total \$951,650.00
Grand Total: \$3,988,528.00
- Noted they had several storms and wanted to thank highway and parks department for keeping roads, parking areas and fire houses safe.

Board Member Reports

Councilman Redinger- Looked into a program called Highlands Conservation Act that Union Vale may qualify for. A federally approved program through 2029, Union Vale could qualify if they were to apply but he will research further and updated the Board.

Councilman Durland- reviewing agenda items.

Councilman McGivney- Thanked Parks and Highway for their work during the storms. Tax bills should have been delivered if you have not received them please call the Town Hall and one will be provided. They are due by the end of February.

Town Clerk

Clerk Casey reported the Towns 200th birthday will be next year in 2027. She is asking for residents to give their input and join a committee, everyone is welcome. Recycling Center permits are still for sale.

Supervisor Frazier added snow delays may affect the Recycling Center, check the website or sign up for the text alerts to be informed.

Highway Report

Superintendent Kading noted the many storms, cut salt with chip-stone to conserve money and the result was not favorable. The towns usage is on target with state recommendations 800lbs per linear mile for mild storm and 1200lbs for a heavier storm, they on target but also interested in the safety of the residents.

He advised storms this weekend please limit travel, note, equipment breaks be patient all roads will get done.

Trucks, trailer and msc. snow blades would like to surplus and auction for board approval New small dump for highway dept, the two smaller dump trucks are not worth the money of reinvesting.

Animal Control, submitted by ACO Mary Jean Calvi

Animal Control Report December 2025

During the month of December, there were no lost or found dogs. There were 11 complaint calls regarding a resident's dogs.

DC Legislator Report, Joe Tresca, District 22

Mr. Tresca explained the Dept Probation of Community and Corrections new direction, Allison Gafney, has 30 years of experience in probation and social work, great addition to the County. Spoke to a resident about a Union Vale issue, and talked to Councilman Redinger who was able to keep the resident informed.

Tax Collector Report, Kaye Saglibene

Ms. Saglibene congratulated all the candidates, and a happy retirement to George Kolb and John Welsh, tax bills were sent on January 5th, been hearing Verbank has not gotten them. The office is open Mon-Thursday 9-4 Saturdays 9-12 through the end of March, drop box gets checked 1x per day. If you mail it please get it hand stamped so that it can be honored before due date Feb 28th. Online 2.45% of the bill or e-check for 1.75

Public Comment Agenda Items

Amy Harsidy, Liberty Way, commenting on the new resolution defined as a typographical update. She is disappointed to hear there is no substantive change, therefore she feels the residents that spoke about this at all the prior hearings were unheard. She noted there were few residents who came to speak in favor of this project. After reviewing the 229 document data on RD10 posted on the website, speaking to the broker of the property, and text messages that were contained in her FOIL request, she feels the code change is not about RD10 but rather, about 1830 Bruzgul Road. She strongly urged the Board to vote against this change and reject the public hearing.

Hans Hardisty, Liberty Way, congratulated those that won in the election. He spoke about tax bills stating the bills in that area including Liberty Way are pretty high, and noted that 8 homes could be built on this parcel which would generate tax revenue. He noted the potential 50K spent on consultants and feels it would be better spent on other items for the Town or a projected embraced by more residents.

Bike Race at Tymor Park

Jason Cario, Lead Director for National Interscholastic Cycling, 30 states participating county wide, this league 2013 with 40 now over 300 and spreading out to all of NY. He has raced her in Tymor park here in 2012 and spoke further about his background in youth development. He noted the connections kids can make and that it can encompass the whole family. He wanted to approach the Board to fill in any information and would like to host an event in April, this will include his own team and EMS and volunteers, parking attendants. He gave an overview of the prep-work and the different races within the event. They always leave the trails in the same or better condition of where they found it. The entire Board agreed it is a very suitable event and encourages kids to be outside enjoying the world. The attorney will draw up a resolution and asked for corresponding information including maps, indemnifications and insurance.

Extended Warranty

Supervisor Frazier explained they got the extended warranty on the highway truck would like to peruse on Constable/ Code Enforcement. This can be critical due to the price of parts and the computer modules. There are 3 levels to consider and set up for a 10-year lifespan and 125,000 miles \$4,405 lowest highest \$6,505, the lowest does not include adequate coverage for the computer module. The Board advocated for the premium package and the attorney will draw up a resolution for the next meeting.

Balloon Festival

Supervisor Frazier advised the application came in during budget season and they would like to return on Labor Day weekend for Sept 4, 5, and 6th. This would be a similar schedule as they have done in the past. The Board agreed they are very pleased with the Chambers event and The Supervisor will sign and approve the contract.

Equestrian Center Funds Transfer

Supervisor Frazier noted the prize money was not dispersed due to weather, this went back into fund balance and asked if this could be re-allocated for 2026 events. The entire Board agreed this is a wonderful feature of the town and would very much be in favor of giving this back for their use.

RESOLUTION NO. 21 OF 2026 APPOINTING TOWN ASSESSOR (see attached)

This needed to be approved to contain more information per Dutchess County Real Property.

Phone/ Copy Machine Contract

Supervisor Frazier will have next meeting as the copy company has not gotten back to him yet.

Natalie Quinn, KARC Planning

Natalie Quinn spoke about materials posted on Town website to summarize the issues with the town code language and swapping the term ‘conference center’ with catering facility. She further framed how this evolved and asked the attorney Jim Nelson and Hannah Atkinson of VanDewater. It was noted, they narrowed down the resolution in front of them tonight which would be an amendment to the EAF to part 1 and the changes were not of consequence or substance. The other action would be to set a 4th public hearing, the resolution is lengthy as it does recite the history of this local law of its inception in fall of 2024, he further summarized it went to County, no suggestions, the Planning Board had one suggestion and no further after that change. The refinements are in this resolution set forth tonight. The 3rd hearing was set in May and carried through July allowing many opportunities for public comment. In August the Board members stated their opinions although not unanimous they wanted to see it carried forward. Ms. Quinn further spoke about the ‘RD10 Record’ which is indexed and labeled and available on the website for continuity and transparency. The changes to the EAF part 1, section on part 2, agencies, Dutchess County was added, page 3, C3C, was changed to ‘Yes’ as this is not rezoning or spot zoning and changing all parcels, this is a text change, not a map change. Table for the local law, the districts were corrected to current, the word ‘plant’ was changed to the word building. Attorney Atkinson stated exhibit N is where these changes can be viewed. Attorney Nelson noted, not a necessity for a resolution but a motion to accept changes of EAF part 1, and allow supervisor to execute it.

Motion to Accept EAF Part 1

Supervisor Frazier made a motion to accept EAF part 1 with all changes made, seconded by Councilman Redinger.

Roll Call Vote

Councilman Harrington-	Absent
Councilman Redinger –	Aye
Supervisor Frazier-	Aye
Councilman McGivney -	Aye
Councilman Durland –	Nay

Part 2 EAF

Ms. Quinn, explained part 1 is the action which is the local law, part 2 & 3 are done by the Town board, and explained the draft, tonight they are not determining impact. There are 18 different sections, and this also includes the NRI maps that were done by Dutchess County. Again, she explained this is a text update therefore legislative which is the reason for ‘no’ being an answer for many of the questions regarding environmental impact.

Part 3 is available for the narrative if there are any impacts and consolidates all the analysis from DOT, DC and consultants. Refamiliarizing the documents of record and reviewing part 2.

Attorney Jim Nelson explained the only vote is to set the public hearing. Ms. Quinn further explained the contents of the local law noting the intent is to preserve these larger parcels, and further historical and natural resources, access from a county route, these must be set back 200 feet from property line or 500 feet from a habitable space to keep away from residential neighbors, design criteria for structures, provisions for outdoor use and activities, noise and sound as outline in existing sections of the code and helped bring the Board up to speed on the whole

RESOLUTION 22 of 2026 TO SET A PUBLIC HEARING IN THE MATTER OF:

The 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 (see attached)

Discussion:

Councilman Durland was surprised to see this back on the agenda, and noted they spent so much money on consultants for this one change and they need to make a comprehensive look at the entire RD10 district. He would like to go district by district and rework each in their entirety rather than focus on one item at time he feels as a whole this would be better spent

Councilman Redinger feels this should see full follow through as it is a logical change and further reinforces criticism as it is not about one application, it is about a change to the entire district and backs the master plan.

Councilman Durland still does not see the advantage.

Public Comment on Town Issues

None

Executive Session Supervisor Frazier made a motion at 9:03pm to enter executive session to interview for planning board, which was seconded by Councilman McGivney and all were unanimously in favor. Supervisor Frazier noted there may be a vote after the conclusion.

Executive Session Councilman McGivney made a motion at 9:09pm to exit executive session to resume the regular meeting which was seconded by Councilman Redinger and all were unanimously in favor. Supervisor Frazier advised that no decisions were made and no money allocated.

Supervisor Frazier mentioned, no funds no decisions made. Based on the interview, Darren Sampson whom they have all known and appreciate, he advises the attorney to appoint Darren Samson the Planning Board vacancy.

Motion to Appoint Member to Planning Board Vacancy

Supervisor Frazier made a motion to appoint Darren Sampson to the Planning Board vacancy and to advise the attorney to draw up resolution, seconded Councilman Durland and all were unanimously in favor.


Approve Budget Adjustments, Transfers, Warrants, Pay Bills

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

Motion to Adjourn At 9:10 PM Councilman McGivney made a motion to adjourn the meeting which was seconded by Councilman Durland and all were unanimously in favor.

Next Meeting is February 4, 2026 at 7:00PM

Respectfully Submitted,


Andrea Casey, Town Clerk

RESOLUTION 22 of 2026
OF THE UNION VALE TOWN BOARD
TO SET A PUBLIC HEARING IN THE MATTER OF:

The 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 following Resolution was offered by Supervisor Frazier and seconded by Councilman Redinger, who moved its adoption:

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, pursuant to the State Environmental Quality Review Act (“SEQRA”), the Town Board on October 2, 2024 reviewed a Full Environmental Assessment Form (“FEAF”) and determined that adopting the Original Proposed Local Law was a Type 1 Action for SEQRA purposes, and also determined that it would be the SEQRA Lead Agency; and

WHEREAS, the Original Proposed Local Law was referred to the Dutchess County Department of Planning and Development on October 17, 2024 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 duly-noticed public hearing on the Original Proposed Local Law was held

on October 16, 2024, at which hearing there were no comments made by the public, the Town Board discussed the Original Proposed Local Law, voted to remove paragraph 13(B) relating to parking requirements, and then resolved to continue the public hearing at a later date; and

WHEREAS, the Dutchess County Department of Planning and Development responded to the Town's GML §239-m referral on November 6, 2024 and advised that the Action was a Matter of Local Concern with Comments; and

WHEREAS, the Board received comment from the Town of Union Vale Planning Board on November 14, 2024, which proposed one revision to Section 17(b) of the Original Proposed Local Law and, with said revision, made a favorable recommendation of the Local Law; and

WHEREAS, the Original Proposed Local Law was modified after considering the comments of the Dutchess County Planning Department and the discussion of the Town Board at the October 16, 2024 meeting to provide Land Banked Parking in lieu of immediate construction, to require lodging facilities not be used by transient guests not associated with an event on site, to limit the maximum footprint of a facility to 5,000 square feet, to prohibit outdoor activity prior to 10 a.m., to prohibit indoor activity prior to 10 a.m. and after midnight, to require that no noise be heard on adjacent properties prior to 10 a.m. or after 10 p.m., and to allow the Planning Board to require a noise analysis and lighting plan prior to issuance of the special use permit; and

WHEREAS, these modifications were incorporated into and reflected in a redrafted Local Law (the "First Revised Proposed Local Law") which was reintroduced on November 20, 2024 for consideration at a public hearing to be held on December 4, 2024; and

WHEREAS, the First Revised Proposed Local Law was again referred to the Dutchess County Department of Planning and Development on November 22, 2024 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 duly-noticed public hearing on the First Revised Proposed Local Law was held on December 4, 2024, at which hearing all wishing to be heard were heard, including community members who voiced concerns regarding the proposed Local Law, at the conclusion of which the Board tabled the vote to await the Dutchess County Department of Planning and Development's response, and to potentially extend the public hearing; and

WHEREAS, the Dutchess County Department of Planning and Development responded on December 18, 2024, this time deeming the Action a Matter of Local Concern with no additional comments, and the Town of Union Vale Planning Board submitted no further comment to the Town Board on the First Revised Proposed Local Law; and

WHEREAS, another duly-noticed public hearing on the First Revised Proposed Local Law was held on February 5, 2025, at which hearing community members voiced their comments and concerns and two additional written correspondences were received; and

WHEREAS, a Second Revised Proposed Local Law was prepared which incorporated changes in response to public comments received during the February 5, 2025 public hearing and planning recommendations of consultants to increase the minimum lot size from 50 acres to 75 acres, and strengthen performance standards for noise, lighting, and outdoor use to ensure that operations would remain in line with community character and minimize disturbance to neighboring properties; and

WHEREAS, the Town Board, when it reintroduced the Second Revised Proposed Local law directed that a public hearing be held on May 21, 2025, again directed referral to the Dutchess County Department of Planning and Development and the Union Vale Planning Board, and further directed that notices be sent to the Clerks of adjoining Towns; and

WHEREAS, in the April 16, 2025 Re-Introduction Resolution, this Board, having considered the new FEAF which was attached to it, again determined that this was a Type 1 Action

and declared itself Lead Agency; and

WHEREAS, the Second Revised Proposed Local Law was referred to the Dutchess County Department of Planning and Development and the Union Vale Planning Board on April 22, 2025, and notice of the hearing was given to contiguous Towns; and

WHEREAS, the Town Board received a response from the Dutchess County Department of Planning and Development on May 7, 2025, stating that adopting the Proposed Law was a Matter of Local Concern with no comment. No additional comments were received from the Union Vale Planning Board; and

WHEREAS, the duly-noticed public hearing on the Second Revised Proposed Local Law was opened on May 21, 2025, at which all of those who desired to be heard on the Second Revised Proposed Local Law were heard, and the hearing was held open to be continued at the June 4, 2025 Town Board meeting at 7:00 p.m. at Town Hall; and

WHEREAS, the public hearing was continued on June 4, 2025, at which time all interested parties were heard, and the Board again voted to continue the hearing at the July 16, 2025 Town Board meeting at 7:00 p.m. at Town Hall; and

WHEREAS, the public hearing was continued on July 16, 2025, at which time all interested parties, for and against the Second Revised Proposed Local Law, were heard, and the Board voted unanimously to close the public hearing; and

WHEREAS, the Board further discussed the Second Revised Proposed Local Law at the August 27, 2025 meeting and voted to authorize the Town consultants to proceed with preparation of the necessary documentation; and

WHEREAS, the text of the Second Revised Proposed Local Law was inconsequentially corrected to amend two clerical errors: the Schedule of Use Regulations at 210 Attachment 3 was revised to correctly refer to the “RA5,” “RA3,” and “R1” zoning districts; and the term “plant” at

Section 210-56(E)(17)(c)(14)(a) was corrected to “catering facility building.” The corrected text is attached hereto; and and

WHEREAS, the correction of these typographical errors is not a substantive change to the Proposed Local Law, now to be known as Local Law #1 of 2026, and therefore does not require re-referral to the Dutchess County Department of Planning and Development; and

WHEREAS, in its further review of the Second Proposed Local Law and potential impacts on the environment, this Town Board has received and considered additional reports and documentation which it now seeks to add to the record of these proceedings; and

WHEREAS, this Town Board seeks to provide an additional opportunity for the public to respond to and comment on the information contained in these documents.

NOW THEREFORE BE IT RESOLVED, that a Public Hearing be held on February 4, 2026 at the Union Vale Town Hall in relation to the adoption of the Second Revised Proposed Local Law.

BE IT FURTHER RESOLVED, that the Town Board authorizes the Town Clerk to circulate a notice of the Public Hearing to adjacent municipalities in accordance with General Municipal Law (“GML”) 239-nn.

BE IT FURTHER RESOLVED, that 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 February 4, 2026 at 7:00 o’clock p.m. prevailing time, on proposed Local Law #1 of 2026, 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 corrected Second Proposed Local Law and all supplemental documentation, received as of February 3, 2026, to be considered by the Town Board thereat 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 at least 24 hours prior to the date of the Public Hearing, and on the Town’s website at www.unionvaleny.gov, 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.gov). The Zoom invite for this public hearing is: <https://us02web.zoom.us/j/86794294478?pwd=JmFRZ0YhRkKwLSczZlRZXPt1> Meeting ID: 867 9429 4478 with Passcode: 733567. The Zoom invite 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.gov 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.gov or (845) 724-5600 x100.

Dated: January 21, 2026
Union Vale, New York

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

Supervisor Frazier	Aye
Councilman Durland	Nay
Councilman Harrington	Absent
Councilman McGivney	Aye
Councilman Redinger	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 Redinger, and adopted at the regular meeting of the Town Board, held on January 21, 2026.



Andrea Casey, Town Clerk

LOCAL LAW NO. 1 OF 2026 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.