

EXECUTIVE SUMMARY

TO: Mayor Shenley Vital and Village Board of Trustees
Village of Spring Valley

FROM: Michael D. Kauker, PP, AICP
Principal

DATE: January 28, 2026

SUBJECT: **141 Union Road**

Executive Summary

141 and 143 Union Road – Zoning Map Amendment and SEQRA Review

The Village Board is considering a proposed zoning map amendment involving properties located at 141 Union Road and 143 Union Road in the Village of Spring Valley. The action would rezone both properties from the R-1 Residential District to the R-1A Residential District.

The rezoning was initially requested by the applicant for 141 Union Road to permit the construction of a two-family detached dwelling, which is allowed in the R-1A District but not in the R-1 District. As part of its review, the Village Board determined to include the adjacent property at 143 Union Road within the scope of the action. These two parcels are the only remaining R-1-zoned properties in this immediate area, and rezoning both parcels would eliminate an isolated zoning condition and bring the properties into conformity with the surrounding R-1A and higher-density residential zoning pattern.

The property at 141 Union Road contains approximately 0.22 acres (9,776 square feet) and is currently improved with a single-family residence. The adjacent property at 143 Union Road contains approximately 0.24 acres (approximately 10,450 square feet) and is currently improved with a two-family residence. Both properties are served by existing public water, sanitary sewer, and other municipal services.

From a zoning standpoint, the difference between the R-1 and R-1A Districts is limited. Both districts permit a similar range of residential, institutional, and civic uses. The primary distinction is that the R-1A District permits two-family detached dwellings, while the R-1 District does not. The rezoning would allow a modest increase in residential density—limited to one additional dwelling unit per lot—and would not introduce commercial, industrial, or incompatible uses.

The proposed action is classified as an Unlisted Action under the State Environmental Quality Review Act (SEQRA). A Short Environmental Assessment Form (SEAF) was completed, and a

Part 2 environmental analysis was prepared for the Village Board's consideration. The Village Board is the only involved agency with discretionary approval authority and may therefore act as Lead Agency for SEQRA purposes.

The SEQRA review evaluated potential impacts related to land use, neighborhood character, traffic, utilities, stormwater, historic and cultural resources, and cumulative impacts. The analysis found that:

- The rezoning is consistent with surrounding land use patterns;
- Any increase in traffic or demand on utilities would be minimal; and
- No significant adverse environmental impacts would result from the proposed action.

No potential moderate to large environmental impacts were identified, and as a result, preparation of a SEAF Part 3 or an Environmental Impact Statement (EIS) is not required.

Based on the SEQRA analysis, the Village Board is in a position to consider a Negative Declaration. Prior to doing so, the Village Board must formally declare itself Lead Agency for the proposed action and adopt the SEQRA Part 2 analysis. As the Village Board is the sole involved agency with discretionary approval authority, it may, at tonight's meeting, formally declare itself Lead Agency for the proposed action and adopt the SEQRA Part 2 analysis, thereby positioning the Board to proceed with its determination of significance under SEQRA.

cc: Dainde M Laplante, Village of Spring Valley, Zoning Administrator
Matthew W. Lizotte, Esq., Law Offices of Matthew W. Lizotte