

**MEMORANDUM**

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

**FROM:** Michael D. Kauker, PP, AICP  
Principal

**DATE:** January 27, 2026

**SUBJECT:** **141 Union Road**

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Our office has reviewed Part 1 of the SEQRA Short Environmental Assessment Form (SEAF) submitted in connection with the proposed zoning map amendment for the property located at 141 Union Road, Village of Spring Valley (Tax Map Section 50.53, Block 1, Lot 34). Based on that review, we have prepared a Part 2 analysis for the Village Board's consideration. In addition to the zoning map amendment requested by the applicant, the Village Board has determined to include the adjacent property located at 143 Union Road (Tax Map Section 50.53, Block 1, Lot 35) within the scope of this action. These two parcels are the only remaining properties within this immediate area that are zoned R-1, and from a planning and zoning standpoint, rezoning both properties to the R-1A District would bring them into conformity with the surrounding zoning and land use pattern.

If the Part 2 is found acceptable by the Village Board, the Board may adopt it as part of its SEQRA review and proceed toward a determination of significance.

Unlike larger or more complex rezonings, this application involves a single residential parcel and a limited zoning change that is consistent with surrounding zoning and land use patterns. Accordingly, the Part 2 analysis does not identify any potential moderate to large environmental impacts that would require completion of a Part 3.

**Description of the Action**

The applicant has petitioned the Village Board to amend the Village Zoning Map to change the zoning designation of the property located at 141 Union Road, Village of Spring Valley (Tax Map Section 50.53, Block 1, Lot 34), from the R-1 Residential District to the R-1A Residential District. The purpose of the zoning amendment is to permit the construction of a two-family detached dwelling, which is a permitted use in the R-1A District.

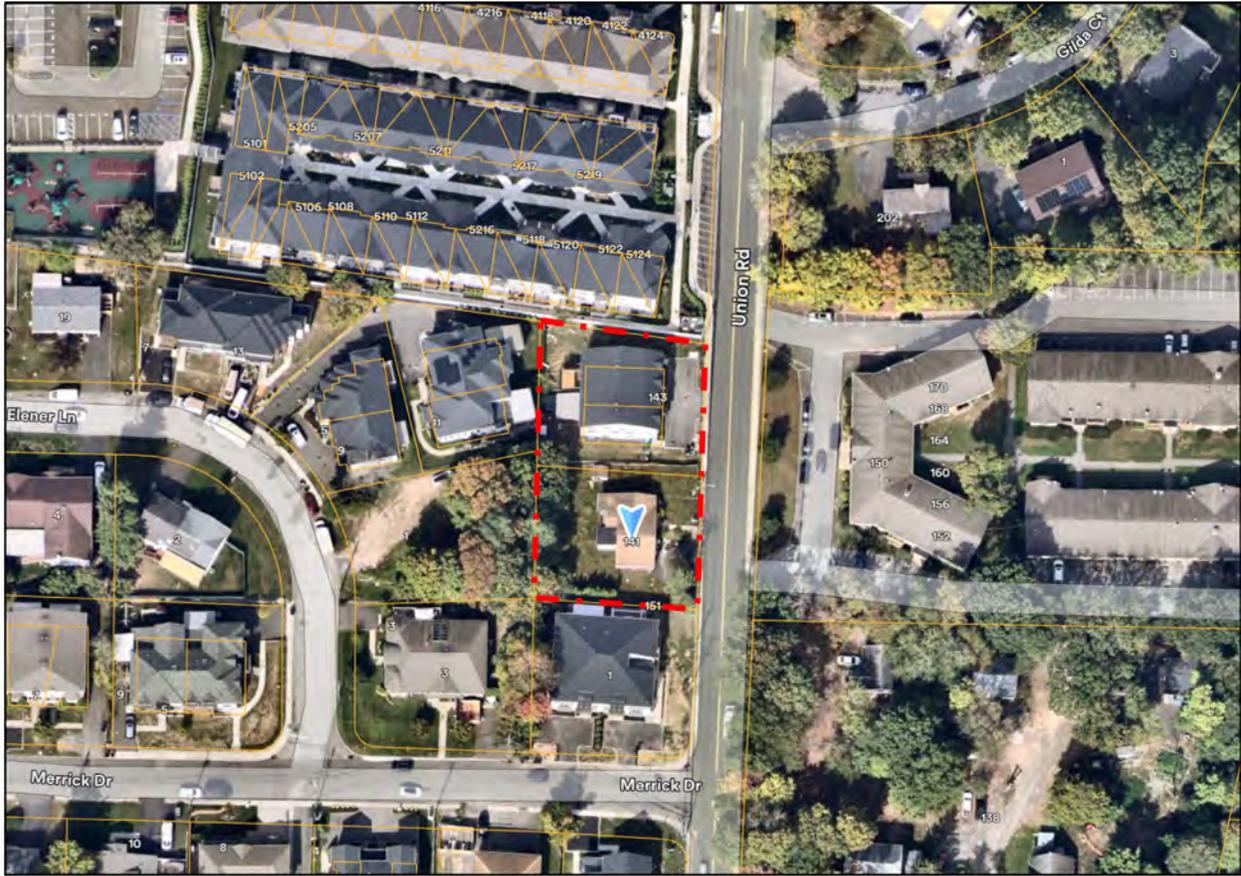
The 141 Union Road property consists of a single lot containing approximately 0.22 acres (9,776 square feet) and is located on the west side of Union Road, north of Merrick Drive. The property is currently improved with a single-family residence and is served by existing public water, sanitary sewer, and other municipal services.

As part of its review, the Village Board has determined to include the adjacent property located at 143 Union Road (Tax Map Section 50.53, Block 1, Lot 35) within the scope of the proposed action. This property consists of a single lot containing approximately 0.24 acres (approximately 10,450 square feet) and is located on the west side of Union Road, immediately north of and adjacent to 141 Union Road. The property is currently improved with a two-family residence and is likewise served by existing public water, sanitary sewer, and other municipal services.

These two parcels represent the only remaining properties within this immediate area that are zoned R-1. From a planning and zoning standpoint, rezoning both properties to the R-1A District would eliminate an isolated zoning condition and bring the properties into conformity with the surrounding zoning pattern, which is characterized by R-1A and higher-density residential zoning districts.

At this time, the proposed action is limited to the zoning map amendment. Any future site plan, subdivision, or building permit applications associated with development or redevelopment of either property would be subject to separate review by the Village and, if necessary, additional SEQRA review.

The aerial photograph below shows the subject properties and their relationship to the surrounding neighborhood.

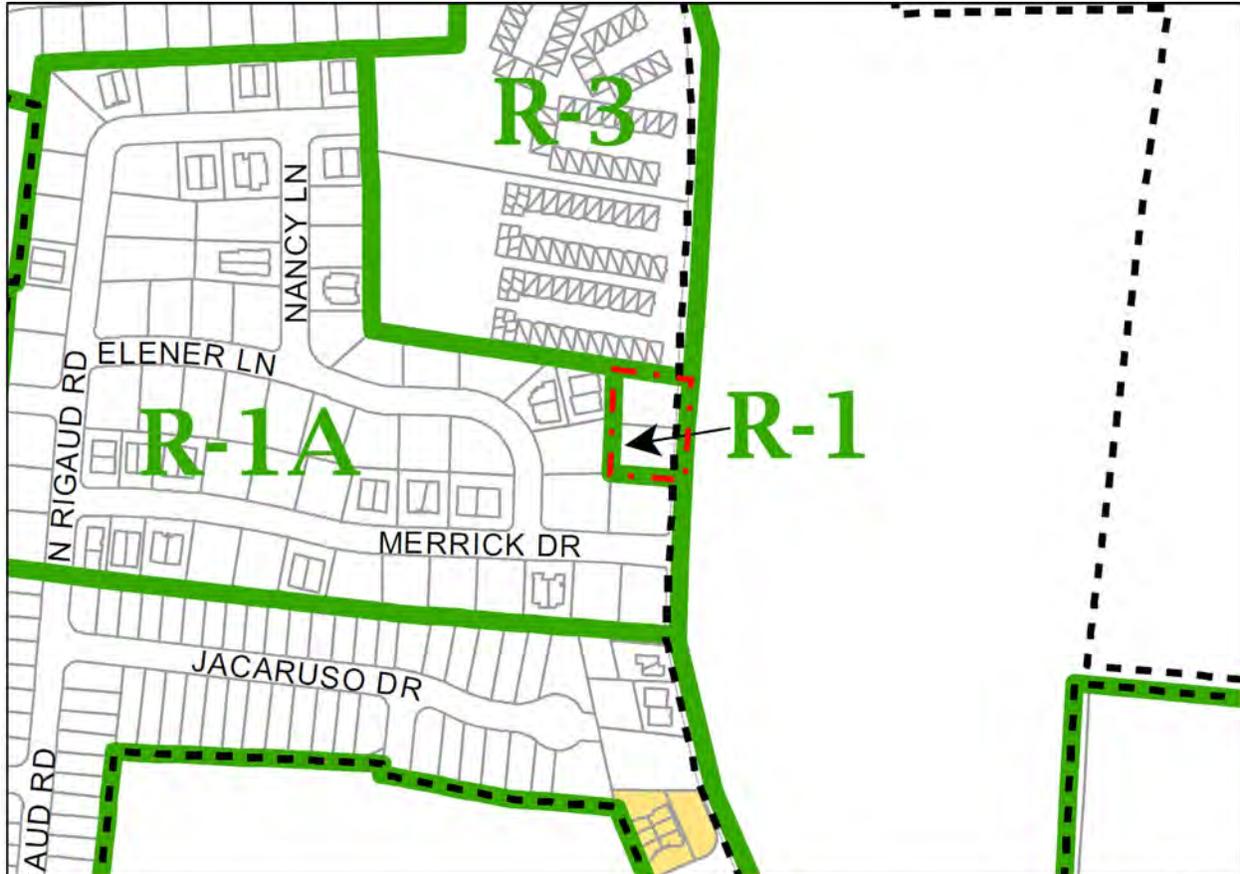


Aerial Map

Source: Nearmap (September 30, 2025)



The map below is an excerpt from the Zoning Map that shows the location and zoning of the subject properties and their relationship to other zones in the area.



Zoning Map Excerpt

Source: Village of Spring Valley Zoning Map



### **Zoning Analysis – Comparison of Permitted Uses: R-1 vs. R-1A Zoning Districts**

The R-1 and R-1A zoning districts are both residential districts that permit a similar range of institutional, civic, and accessory uses. The primary distinction between the two districts relates to residential density and dwelling type.

#### Uses Permitted in Both R-1 and R-1A Districts

Both districts permit, either by right or by special permit, the following uses:

- One-family detached dwellings
- Churches and other places of worship
- Convents
- Public schools and governmental uses
- Private schools, colleges, and universities (by special permit)
- Membership clubs, hospitals, domiciliary care facilities, libraries, museums, and public utility structures (by special permit)
- Customary residential accessory uses, including home occupations, professional offices in residences, garages, swimming pools, and caretaker apartments (subject to district-specific limitations)

As such, the range of non-residential and institutional uses permitted in the R-1 and R-1A districts is substantially similar.

#### Additional Uses Permitted in the R-1A District

The key difference between the two districts is that the R-1A District permits two-family detached dwellings as a use permitted by right, provided the applicable bulk and dimensional standards are met.

The R-1 District does not permit two-family dwellings.

As a result, rezoning a property from R-1 to R-1A:

- Allows an increase from one dwelling unit to two dwelling units on a single lot;
- Does not introduce new commercial, industrial, or high-intensity residential uses; and
- Does not expand the range of institutional or special permit uses beyond those already allowed in the R-1 District.

#### Accessory Use Limitations Related to Two-Family Dwellings

The R-1A District includes certain limitations intended to preserve residential character when two-family dwellings are developed. Specifically:

- Home occupations and professional offices are not permitted in conjunction with a two-family dwelling; and
- Parking requirements are clearly defined to require two off-street parking spaces per dwelling unit for two-family homes.

These provisions ensure that two-family dwellings function as purely residential uses and do not intensify neighborhood impacts.

From a planning and SEQRA perspective, the change from R-1 to R-1A represents a modest and controlled increase in residential density, limited to a maximum of one additional dwelling unit on a single parcel. The rezoning does not materially alter the permitted institutional or civic uses, nor does it introduce uses that are incompatible with surrounding residential development.

Accordingly, the differences between the R-1 and R-1A districts are incremental rather than substantive and are consistent with the existing residential character of areas where R-1A zoning is already established.

### **SEQRA Review Process**

The State Environmental Quality Review Act (SEQRA) requires that any agency proposing or approving an action consider the potential environmental impacts of that action before making a final decision. The SEQRA review process generally involves the following steps:

1. Classify the Action
2. Complete an Environmental Assessment Form (EAF)
3. Coordinate the Review (if required or elected)
4. Determine the Significance of the Action on the Environment

If the agency with principal responsibility for approving the action—in this case, the Village Board—determines that the proposed action will not result in a significant adverse impact on the environment, the Board may issue a Negative Declaration, at which point the SEQRA review process is complete.

### **Step 1: Classification of the Action**

The proposed zoning map amendment is classified as an Unlisted Action pursuant to SEQRA regulations, as it affects an area of less than 25 acres and does not meet the thresholds for a Type I action. Unlisted Actions are subject to SEQRA review but generally involve smaller-scale projects with more limited potential environmental impacts.

### **Step 2: Completion of the Environmental Assessment Form**

Because the proposed action is classified as an Unlisted Action, preparation of a Full Environmental Assessment Form (FEAF) or an Environmental Impact Statement (EIS) is not required unless significant impacts are identified. In this case, a Short Environmental Assessment Form (SEAF) has been prepared by the applicant to identify and evaluate any potential environmental impacts associated with the proposed action.

### **Step 3: Coordination of Review**

For Unlisted Actions, a coordinated SEQRA review is optional. In this instance, the Village Board is the only involved agency, as it is the sole agency with discretionary approval authority over the proposed zoning map amendment.

Because there are no other involved agencies with direct discretionary review authority related to the application, no SEQRA referral to other agencies is required. Accordingly, the Village Board may declare itself Lead Agency for purposes of conducting the SEQRA review and making a determination of significance.

#### **Step 4: Determination of Significance**

In determining whether the proposed action may have a significant adverse impact on the environment, the Lead Agency must consider all potential impacts identified in the SEAF and evaluate them against the criteria set forth in 6 NYCRR §617.7(c)(1)(i) through (xii).

If it is determined that the proposed action will not result in any significant adverse environmental impacts, a Negative Declaration may be issued.

If potential impacts are identified but can be avoided or mitigated through conditions imposed on the approval, a Conditioned Negative Declaration may be issued.

If it is determined that the proposed action may result in one or more significant adverse environmental impacts, a Positive Declaration must be issued and preparation of an Environmental Impact Statement (EIS) would be required.

#### **SEQRA Part 2 – Identification of Potential Impacts**

Based on the information contained in the SEAF Part 1, the supporting application materials, and our review of the site and surrounding area, the following Part 2 narrative analysis has been prepared:

1. Land, Water, and Natural Resources

The site does not contain wetlands, waterbodies, floodplains, steep slopes, or other environmentally sensitive features. The proposed zoning amendment would not result in the loss of natural resources or open space.

2. Zoning, Land Use, and Community Character

The proposed rezoning is consistent with the existing development pattern and surrounding zoning districts. Two-family dwellings are present in the neighborhood, and the proposed zoning amendment would eliminate an isolated zoning condition. The action is consistent with the Village Comprehensive Plan and would not result in an adverse change to neighborhood character.

3. Traffic, Transportation, and Parking

The potential increase in traffic associated with a two-family dwelling would be minimal and would not exceed the capacity of Union Road or surrounding local streets. Adequate on-site parking can be accommodated in compliance with Village zoning requirements.

4. Public Utilities and Services

Existing public water, sewer, and municipal services have adequate capacity to serve the proposed development. The incremental demand associated with a two-family dwelling would be negligible.

5. Stormwater and Drainage

Stormwater will continue to be managed on-site in accordance with applicable Village and New York State requirements. No off-site drainage impacts are anticipated.

6. Historic, Archaeological, and Cultural Resources

The property is not listed on or adjacent to any site listed on the State or National Register of Historic Places, and no archaeological resources have been identified.

7. Noise, Air Quality, and Energy

Any construction-related impacts would be temporary and typical of small-scale residential development. Long-term operational impacts would not exceed those normally associated with residential uses.

8. Growth and Cumulative Impacts

The proposed zoning amendment affects a single parcel and does not represent a precedent-setting or area-wide zoning change. No growth-inducing or cumulative impacts are anticipated.

**SEQRA Conclusion**

Based on the foregoing analysis, the proposed zoning map amendment from R-1 to R-1A for the property located at 141 Union Road will not result in any significant adverse environmental impacts. The action is consistent with surrounding land use patterns and existing zoning, and no potential moderate to large impacts have been identified. For these reasons the preparation and submission of a SEAF Part 3 is not required.

Based on this review, the Village Board is in a position to determine whether the proposed action may proceed with a Negative Declaration under SEQRA.

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

Project:

Date:

***Short Environmental Assessment Form  
Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		