

**RESOLUTION**

**OF THE UNION VALE TOWN BOARD**  
**TO ADOPT SEQRA FULL ENVIRONMENTAL ASSESSMENT FORM (“FEAF”) PART**  
**2, PART 3, AND NEGATIVE DECLARATION NOTICE OF DETERMINATION OF**  
**NON-SIGNIFICANCE 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 \_\_\_\_\_ and seconded by \_\_\_\_\_, who moved its adoption:

**WHEREAS**, the Union Vale Town Board, with the assistance of its consultants, has drafted a Proposed Local Law to amend the Zoning Code Article XI, §210-86, §210-56(E), and Attachment 210-3 to establish a Special Permit in the RD10 District for Catering Facilities with a Temporary Lodging Component, and to eliminate Conference Centers as an allowed use in the RD10 District; and

**WHEREAS**, pursuant to the New York 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 Proposed Local Law was a Type 1 Action for SEQRA purposes, and determined that it would be the SEQRA Lead Agency for purposes of conducting and coordinating the environmental review of the Action on behalf of all involved agencies; and

**WHEREAS**, no involved or interested agencies objected to the Town Board serving as the SEQRA lead agency for the Action, the Town Board initiated a coordinated review by distributing relevant SEQRA documentation to all potentially involved and interested agencies; and

**WHEREAS**, the name and address of the lead agency is: Town of Union Vale Town Board, 249 Duncan Rd, Lagrangeville, NY 12540 and the Responsible Officer is Steve Frazier, Town of Union Vale Supervisor, with a telephone number at (845) 724-5600; and

**WHEREAS**, SEQRA and its implementing regulations in 6 NYCRR Part 617 require a lead agency to undertake a thorough review of a proposed action's potentially significant adverse environmental impacts prior to any discretionary approvals being granted by the Town Board or any other involved agency; and

**WHEREAS**, the SEQRA regulations provide that for a Type 1 Action the lead agency making a determination of significance must: (1) consider the action as defined in sections 617.2(b) and 617.3(g) of SEQRA; (2) review the EAF, the criteria for determining significance contained in SEQRA and any other supporting information to identify the relevant areas of environmental concern; (3) thoroughly analyze the identified relevant areas of environmental concern to determine if the action may have a significant adverse impact on the environment; and (4) set forth its determination of significance in a written form containing a reasoned elaboration and providing reference to any supporting documentation; and

**WHEREAS**, the SEQRA regulations also provide that “[t]o determine whether a proposed Type 1 Action may have a significant adverse impact on the environment, the impacts that may be reasonably expected to result from the proposed action must be compared against the criteria in Section 617.7 (c)(l) of the SEQRA regulations”; and

**WHEREAS**, the Town Board has reviewed Part 1 of the SEQRA FEAF for the Action as most recently updated, revised, and authorized for execution by the Supervisor on January 21, 2026; and

**WHEREAS**, on January 21, 2026, the Town Board reviewed and considered the Part 2 SEQRA FEAf provided by the Town's consultants; and

**WHEREAS**, the Town Board's planning consultant has prepared a FEAf Part 3 form and narrative attachment for the Board's review and consideration; and

**WHEREAS**, the Town Board's planning consultant has further prepared a Negative Declaration Notice of Determination of Non-Significance for the Board's review and consideration; and

**WHEREAS**, the Town Board has reviewed all recommendations, analyses, and supporting documentation, including the full record of the minutes, hearings, and submissions on earlier iterations of this Local Law; memoranda prepared by KARC Planning Consultants dated January 28, 2025, March 14, 2025, April 21, 2025, and September 17, 2025; compiled maps from the Dutchess County Natural Resource Inventory Environmental Mapper Tool and Traffic Data; memoranda prepared by Rennia Engineering Design dated January 9, 2025 and October 24, 2025; all documents involved in the two re-introductions of the Local Law (November 20, 2024 and April 16, 2025), the comments made by the Dutchess County Department of Planning and Development and the Town of Union Vale Planning Board; all written submissions and oral comments made regarding the Proposed Action and the now-abandoned Freihofer Parcel project during the duly-noticed public hearings (October 16, 2024; December 4, 2024; February 5, 2025; May 21, 2025, which hearing was held open to June 4, 2025 and July 16, 2025; and February 4, 2026); and all reports and records as were compiled and indexed at the regular Town Board meeting on January 21, 2026; and

**WHEREAS**, the Town Board also considered and evaluated, to the extent possible, the potential environmental impacts of a now-abandoned project described in the Sketch Site Plan for

the Freihofer Parcel as submitted on March 12, 2024 to the Union Vale Planning Board, which review and consideration is described at length in the FEAF Part 3 narrative; and

**WHEREAS**, the Town of Union Vale Town Board, as lead agency for the environmental review of the Action, has identified the relevant areas of environmental concern, reflected in the draft FEAF Part 3 and Negative Declaration, as described in all relevant supporting information and documentation, and fully discussed and evaluated same at its regularly-scheduled meeting on February 4, 2026.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board adopts the FEAF Part 2 and authorizes the Supervisor to execute same on behalf of the Town Board.

**BE IT FURTHER RESOLVED**, that the Town Board adopts the FEAF Part 3 and narrative attachment, and authorizes the Supervisor to sign Part 3 of the FEAF on behalf of the Town Board.

**BE IT FURTHER RESOLVED**, that, after reviewing FEAF Part 1, 2, and 3, and all supporting documentation as described herein, and after reviewing the criteria for determining significance set forth under Section 617.7(c)(1) of the SEQRA regulations and analyzing the relevant areas of environmental concern, the Town Board determines that the proposed project will not result in any significant adverse impact on the environment, and the Town Board therefore adopts and issues a Negative Declaration for the Action, concluding that the Action will not create any significant adverse environmental impacts and that a draft environmental impact statement (“EIS”) will not be prepared.

**BE IT FURTHER RESOLVED**, that the Town Board adopts and incorporates herein by reference the attached written Negative Declaration for the Action.

**BE IT FURTHER RESOLVED**, that the Town Board directs its Secretary to file, distribute and publish the attached Negative Declaration as required by 6 NYCRR § 617.12 of the SEQRA regulations.

**BE IT FURTHER RESOLVED**, that this resolution shall take effect immediately.

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

Councilman Durland	_____
Councilman Harrington	_____
Councilman McGivney	_____
Councilman Redinger	_____
Supervisor Frazier	_____

Dated: February 4, 2026  
Union Vale, New York

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 \_\_\_\_\_, seconded by Councilman \_\_\_\_\_, and adopted at the regular meeting of the Town Board, held on February 4, 2026.

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Andrea Casey, Town Clerk

**A copy of the Negative Declaration shall be filed with:**

Town of Union Vale Zoning Officer/Code Enforcement Officer;  
Town of Union Vale Town Board;  
Town of Union Vale Town Clerk;  
New York State Department of Environmental Conservation;  
Dutchess County Department of Planning and Development  
Dutchess County Department of Health  
New York State Department of Health  
New York State Department of Environmental Conservation  
New York State Office of Parks, Recreation and Historic Preservation

Notice of this Negative Declaration must be published in the Environmental Notice Bulletin (ENB) Notices must be submitted by the lead agency to the Environmental Notice Bulletin by e-mail to

<https://dec.ny.gov/enb/seqra-form> and to the following address:

Environmental Notice Bulletin  
625 Broadway  
Albany, NY 12233-1750