



TOWN OF UNION VALE

Building Department

249 Duncan Road

Lagrangeville, NY 12540

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C.E.O.: GEORGE A. KOLB JR.

NOTICE OF ZONING DETERMINATION

Date: 3/4/2024

Code Official: George A. Kolb Jr.

C.E.O. T/O/ Union Vale

Subject issue: 52 Lot Sub-Division

Owner: Bonavenia Enterprises LLC

[REDACTED]
Pawling, NY, 12564

Applicant: Day / Stokosa P.E.

Address of Site; Noxon Rd / Clapp Hill Rd

Grid #: 6660-00-437115

Zoning District: TC

Determination ruling: Application has been made for a revised 52 lot Sub-Division of the existing 44.75 Ac parcel referenced above. This application is for a proposed large Town-House sub-division consisting of 48 townhomes and one homeowner's H.O.A. lot, 2 standalone lots for proposed single family homes, and one existing non-conforming commercial lot for use as office / storage for adjacent mining facility. The NYS Building Code classifies townhomes as single-family homes governed by the Residential Building Code, therefore this office takes the position that the 2500 sqft footprint maximum as outlined in the TC Zoning District, is in compliance with the proposed townhome footprint of 1875 sqft. All required parking spaces have been provided for the site. Wetlands have been provided and a full SWPPP will be required for the all site disturbance and approved by the town P.E. and this office. It appears all items have been addressed from the Fire Advisory Board but the revised map should be distributed to that agency for review of the revisions. The required H.O.A should clarify that an integrated Fire alarm is to be provided for all town home units and maintained under that H.O.A agreement. Additional screening may need to be provided for the adjacent homes on "Alexy Ln" as determined by the P.B

All other Zoning requirements appear to have been met for the TC Zoning district and outlined in review letters from the town professionals.

Approval required:

Planning Board Sub-Division, S.U.P & Site Plan approvals

Board of Health approval

Dutchess County D.O.T

Town of Union Vale H.W Superintendent

***Please fill out in full all applicable applications you may find on the Town of Union Vale website under "Planning Board ". Please read all process and procedures for this approval you may find on this page of the website.**

Direct all information requested to: Planning Board / Zoning Board of Appeals Dept. You may contact the land use secretary Emily Cole at 845-724-5600 ext. 108 for all questions or use email listed below.

Email: pbzba@unionvaleny.us

***Please also note that application for variance must be submitted to the ZBA **within 60** calendar days of this determination letter / see Sect. 210-79B(1) of T/O/Union Vale Code**

George A. Kolb Jr.

Title: C.E.O. T/O/ Union Vale

Signature: G.K. George A. Kolb jr. Date: rev. 5/17/2022

Forwarded to: * For File