

**Town of Putnam Valley Proposed Town Code Changes
Town of Putnam Valley, New York**

Supplemental Environmental Assessment Part 1

Town of Putnam Valley Town Board
265 Oscawana Lake Road
Putnam Valley, New York 10579
Contact: Hon. Jacqueline Annabi, Supervisor
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October 29, 2025

Supplemental EAF Information:

At the Town Board meeting on October 29, 2025, the Town Board of the Town of Putnam Valley introduced proposed zoning map and text amendments which will add parcels and modify permitted and special permit uses to the CN (Neighborhood Commercial) zoning district as described in Chapter 165-13A of the Town of Putnam Valley zoning code.

1.0: INTRODUCTION: LOCATION, DESCRIPTION AND PURPOSE OF PROPOSED ACTION.

1.1: Introduction

Pursuant to the New York State Environmental Quality Review Act (SEQRA), the proposed action discussed in the Full Environmental Assessment Form (EAF), is the adoption of revisions to the Town of Putnam Valley Zoning Map to include presently zoned residential parcels, and amend the permitted and special permit uses in the CN (Neighborhood Commercial) District in accordance with recommendations of the 2007 Comprehensive Plan.

1.2 Project Location

The town of Putnam Valley is located in Putnam County, [New York](#). The population was 11,809 at the 2010 census. Its location is northeast of [New York City](#), in the southwest part of Putnam County. [Midtown Manhattan](#) is a forty-five to fifty-minute drive.

The town has a total area of 43.0 square miles (111 km²), of which 41.4 square miles (107 km²) is land and 1.6 square miles (4.1 km²), or 3.72% is water. 14,089 acres of [Clarence Fahnestock State Park](#) lies within the boundaries of Putnam Valley and 1,000 acres is owned by the Hudson Highlands Land Trust, an environmental preservation trust in the [Hudson Valley](#)^[5]

At the 2000 [census](#) there were 10,686 people, 3,676 households and 2,874 families residing in the town. The [population density](#) was 258.2 per square mile (99.7/km²). There were 4,253 housing units at an average density of 102.7 per square mile (39.7/km²).

1.3 Study Land Use Area

The land use study area is comprised of the entire town of 43.0 square miles. Within the study area there is a broad range of uses ranging from single family residential to light industrial. Residential uses are primarily concentrated around the lake communities of Lake Peekskill, Lake Oscanawana and Roaring Brook Lake as well as in two cooperative communities: Floradan Estates and Three Arrows. Mixed commercial uses are focused in the Lake Peekskill hamlet as well as at several “corners” which are situated at road intersections and provide local shopping. There are several public parks as well as a regional senior center.

2.0 Project Description

2.1 Background

In the Spring of 2025, the Town Board determined that certain areas of the town presently zoned as residential properties should be modified to CN (Neighborhood Commercial Zone) in response to the 2007 Comprehensive Plan and requests from area residents. Additionally, the Town Board determined that current permitted and special use permit uses required modification. The Town Board found that the proposed modifications are necessary as follows:

- Implementation of the 2007 Comprehensive Plan
- Facilitate economic development and provide tax relief to residents
- Provide greater opportunities for local businesses to come to the town.
- Create a variety of services that will provide local shopping opportunities.
- Create a sense of community in the traditional town hamlets.
- Ensure development in the CN zone meets design standards which will blend with surrounding uses.

Revisions to the zoning map are necessary as there are presently very limited areas within the town which will allow locally based businesses to be introduced and grow. The zoning map changes are centered around the traditional hamlet and road intersections as well as parcels which were formally used for businesses. The purpose and intent as described in Section 165-13(A)(1)(a,b) have been fully evaluated and considered in reviewing the proposed action.

There are a limited number of residential properties which adjoin the parcels that are proposed to be rezoned, and any impacts are proposed to be mitigated through strict design standards. All applications to improve the parcels will require full SEQRA review and approval by the Town Planning Board.

The Town Board has determined that modification to the current permitted and special use permit uses in the CN zoning district are needed to provide greater business opportunities in the traditional hamlets in the town. As part of the modification to the CN zoning district code the Town Board will be adopting design standards to ensure that future uses and improvements will be small community centers which will blend well with surrounding properties.

3.0 Existing Zoning Code Chapter and Proposed Changes and Design Standards

3.1 The current purpose and intent, permitted uses, special use permit uses, and accessory uses in the CN zoning district are as follows with proposed changes found in capital letters and bold (i.e., **REMOVE**):

165-13 CN Neighborhood Commercial Districts.

(1)

Purpose and intent. The purpose and intent of the CN District is to:

(a)

Encourage the integration of the small-scale shopping area into the neighborhood which it serves.

(b)

As the name implies, these districts would provide limited services to the small business districts. These areas are designed to serve the adjacent residential community and should not compete with the general commercial uses and services found in the CC-1 and CC-2 Districts.

(2)

Permitted uses.

(a)

Residences above commercial stores. **(PLANNING BOARD TO DETERMINE NUMBER OF BEDROOMS)**

(b)

Libraries or museums.

(c)

Municipal buildings.

(d)

United States Government Post Offices.

(e)

Utility services, regional.

(f)

Administrative and business offices.

(g)

Apparel and accessory stores.

(h)

Bakery shops, retail.

(i)

Convenience stores with gas pumps. **(REMOVE)**

(j)

Convenience stores without gas pumps.

(k)

Delicatessens.

(l)

Florists.

(m)

Liquor sales, retail.

(n)

Medical offices.

(o)

Nurseries, retail.

(p)

Personal convenience services.

(q)

Professional offices and services.

(r)

Retail stores, individual/general.

(s)

Amateur/ham radio antennae.

- (t)**
Hardware stores.
- (u)**
Dance/artistic studios, galleries.
[Added 6-14-2017 by L.L. No. 2-2017]
- (v)**
Data processing and computer-related services.
[Added 6-14-2017 by L.L. No. 2-2017]
- (w)**
Dry-cleaning services; drop-off.**(ADD: LAUNDRY DROP-OFF)**
[Added 6-14-2017 by L.L. No. 2-2017]
- (x)**
Financial services.
[Added 6-14-2017 by L.L. No. 2-2017]
- (y)**
Photography, digital.
[Added 6-14-2017 by L.L. No. 2-2017]
- (z)**
Delivery/messenger service.
[Added 6-14-2017 by L.L. No. 2-2017]
- (aa)**
Printing establishments.
[Added 6-14-2017 by L.L. No. 2-2017]
- (3)**
Special permit uses. The following special permit uses may be permitted as provided for in Article **IX** of this chapter.
- (a)**
Child day care, nursery schools, or family care.
- (b)**
Clubhouse or lodge.
- (c)**
Utility services, local.
- (d)**
Antiques stores.
- (e)**
Catering establishments.**(REMOVE)**
- (f)**
Cocktail lounge/bar.**(REMOVE)**
- (g)**
(Reserved)^[1]
- [1]
Editor's Note: Former Subsection A(3)(g), which permitted by special permit storefront dry-cleaning services, was repealed 6-14-2017 by L.L. No. 2-2017.
- (h)**
Laundry services, storefront.**(REMOVE)**
- (i)**
Restaurant, general.
- (j)**

Retail, mini mall/shopping centers.**(REMOVE SHOPPING CENTERS)**

(k)

Automotive, sales or rental.**(REMOVE)**

(l)

Schools, businesses, or trades.

[Added 6-14-2017 by L.L. No. 2-2017]

(m)

Consumer repair services.

[Added 6-14-2017 by L.L. No. 2-2017]

(n)

Convenience storage.

[Added 6-14-2017 by L.L. No. 2-2017]

(o)

Exterminating services. **(REMOVE)**

[Added 6-14-2017 by L.L. No. 2-2017]

(p)

Kennel, commercial.**(ADD: NO OUTDOOR RUNS)**

[Added 6-14-2017 by L.L. No. 2-2017]

(q)

Laundromat-on-site.**(REMOVE)**

[Added 6-14-2017 by L.L. No. 2-2017]

(r)

Photography.

[Added 6-14-2017 by L.L. No. 2-2017]

(s)

Restaurant, fast food.

[Added 6-14-2017 by L.L. No. 2-2017]

(t)

Amusement arcades.

[Added 6-14-2017 by L.L. No. 2-2017]

(u)

Athletic and health clubs and health spas.

[Added 6-14-2017 by L.L. No. 2-2017]

(v)

Theatres and cinemas.**(REMOVE)**

[Added 6-14-2017 by L.L. No. 2-2017]

(w)

Contractor yard.**(REMOVE)**

[Added 6-14-2017 by L.L. No. 2-2017]

(x)

Assembly of component parts.

[Added 6-14-2017 by L.L. No. 2-2017]

(y)

Veterinary hospitals. **(ADD: NO OUTDOOR RUNS)**

[Added 6-14-2017 by L.L. No. 2-2017]

(z)

Automotive limo and taxi.

[Added 6-14-2017 by L.L. No. 2-2017]

(aa)

Automotive repairs/service. **(REMOVE)**

[Added 6-14-2017 by L.L. No. 2-2017]

(bb)

Automotive gas station. **(REMOVE)**

[Added 6-14-2017 by L.L. No. 2-2017]

(4)

Accessory uses CN District. The following uses, accessory and incidental to permitted uses and specially permitted uses, may be permitted as provided for in Article VII of the chapter.

(a)

Off-street parking and loading in accordance with the provisions of Article X of this chapter.

(b)

Maintenance, security, or utility structures serving the specific need of the use.

(c)

Indoor storage facilities incidental to principal use.

(d)

Other customary accessory structures subject to the applicable provisions of Article VII hereof, such as trash receptacles, dumpsters and other large trash containers, air conditioners, air condensers, temporary outdoor displays and the like, provided that said use, building or structure is incidental to the principal use of the site.

(5)

Lot and bulk regulations. The minimum lot size, height, lot and bulk regulations, minimum street frontage and related standards for the CN District shall be as set forth in § 165-14 of this article.

3.2 Proposed Design Standards:

The following standards shall be applied during the site plan and subdivision review of any development project in the CN (Neighborhood) Commercial) District. The Planning Board may use its discretion to waive or modify these standards.

(1)

Screening and landscaping. A hedge, fence or wall of a design and material subject to approval by the Planning Board, with a height of not less than six feet and, except in the case of planting screens of not more than eight feet, adequate to screen, to the extent practicable, at all seasons of the year the operations conducted on the lot from any abutting residence district. In addition:

(a)

The side yard and rear yard setbacks shall be landscaped to a depth of not less than 15 feet along their length except openings required for driveways, utilities and pedestrians unless otherwise determined by the Planning Board.

(b)

The front yard setback shall be landscaped to a depth of not less than 10 feet along its length except openings required for driveways, utilities and pedestrians as determined by the Planning Board.

(c)

The minimum lot size, height, lot and bulk regulations, minimum street frontage and related standards for the CN District shall be as set forth in § 165-14 of the Town of Punam Valley Town Code.

(d)

If the property proposed for development adjoins a residential property located in a residential district all site improvements, with the exception of a driveway, shall be set back an additional 15 feet from the minimum yard setback.

(e)

The additional setback is intended to provide a visual and noise buffer between residential and nonresidential uses. The additional setback, as well as the minimum yard setback area, shall be planted with a mixture of evergreen and deciduous plantings, or fencing, at a height so as to provide, as much as practicable, a visual screen of the non-residential improvements from residential uses. The species type, location and height of such landscaping shall be subject to the approval of the Planning Board.

(2)

There shall be no parking or loading areas placed or located within any front, side, or rear setback.

(3)

Utilities shall be placed underground.

(4)

All exterior trash storage containers shall be screened so that they are not visible from off the property. Each trash enclosure shall be constructed of masonry walls and with a steel gate painted to be compatible with the color of the masonry walls and building it is to serve.

(5)

Sidewalks may be provided along any existing or proposed public street. The sidewalks may be separated from the street by a tree lawn at least four feet wide. New streets may, unless waived by the Planning Board, incorporate sidewalks into the design, and may, where practicable, link existing and future potential sidewalks and pedestrian pathways.

(6)

New or in-fill construction should be designed so as to be compatible with the general rural character and architectural design of buildings on the street frontage. The setback,

height, bulk, gable and pitch of roofs, use of porches, shutters and other exterior design elements should result in an overall design that complements the existing character of the streetscape.

(7)

Existing tree rows and hedgerows, stonewalls, and similar features shall, to the extent practicable, be retained in the development of any new use or the expansion of any existing use.

(8)

Additions to existing buildings shall use materials and details complimentary to those incorporated in the parent structure.

(9)

The construction of any blank, windowless facade facing a street shall be prohibited.

(10)

The utilization of ribbon or continuous strip glazing in any building facade shall be prohibited.

(11)

Pitched roofs shall be used on buildings in lieu of flat roofs to the extent feasible. If pitched roofs are not feasible or practical in a given situation, then, at a minimum, a pitched roof architectural feature shall be required as a detail element, i.e., entryway or tower element to break the horizontal facade. Buildings located adjacent to residential districts shall incorporate the use of pitched roofs for the entire structure.

(12)

All roof-mounted equipment shall be screened entirely from view utilizing screens of a height equal to the height of the equipment.

(13)

Any large building facade and the sides visible from a street shall incorporate changes in plane and architectural features that give the appearance of several common-wall buildings.

(14)

Major modifications to the existing landscape such as extensive grading, clear-cutting of trees, or other similar activities shall be avoided to the extent possible.

(15)

All streets shall be designed to permit the installation of electric, water, sewer, gas, and other utilities underground, either initially or at the time major improvements or upgrades are made to the street or the particular service.

(16)

The use of a "boulevard" entrance for new streets and driveways is encouraged. Such boulevard entrances shall be improved with landscaping, fencing, stone walls, or other suitable aesthetic improvements as approved by the Planning Board. Lots in excess of two acres should provide secondary access for emergency purposes.

(17)

Parking and loading areas shall be located at the rear of the principal building. The Planning Board may permit parking spaces to be located to the front or side of the principal building where the Board has determined that site conditions do not permit parking to be located at the rear of the building.

(18)

The primary entrances to any building should be oriented to the lot frontage. Secondary entrances should be oriented to parking, plazas, or parks.

(19)

New buildings in proximity to historic structures and historic districts listed on the National or State Register of Historic Places shall be designed in a manner consistent with the general architectural features of such historic features in terms of form, materials, fenestration, and roof shape.

(20)

The total number of required parking spaces shall be broken up into smaller "blocks" of parking, with no more than 10 parking spaces per parking block. Parking blocks shall be separated from each other by a landscaped island no less than five feet wide.

(21)

Service alleys for deliveries and utility access shall be established along rear property lines wherever practical.

(22)

Where permitted, drive-through facilities shall be located at the rear of principal structures and landscaping shall be used to reduce the visibility of such facilities.

(23)

Pedestrian safety and internal vehicular circulation must be considered in the design of any drive-through facilities.

(24)

Cross-easements between lots may be used to provide shared access to parking whenever possible.

(25)

Off-street parking lots and loading areas, accessory use structures or storage other than sheds shall be screened from public walkways and streets utilizing landscaping and/or fencing as determined by the Planning Board.

4.0 Proposed Zoning Map Amendments:

The town Planning Board is charged with the review and approval of the site plan applications and environmental permits Site plans must meet zoning code requirements in order to be complete. The proposed map change will allow the Planning Board comprehensively to review applications for local businesses which wish to be established in the town.

4.1 the proposed zoning map revisions are intended to provide the following:

- Increased ability to attract and permit the establishment of a variety of locally based businesses
- Strict continuation of the present purpose and intent of the CN zoning district.
- Provide a sense of community in the hamlets by providing destinations that residents can conveniently utilize.
- Increasing the tax base to provide relief to town residents.

4.2 Specifically, the proposed revisions involve:

- Zoning map amendment to add the following parcels presently zoned as residential properties to the CN zoning district and are as follows:

a: Parcels at the Intersection of Oscawana Lake Road, Church Road, and Cimarron Road:

<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Listed Owner</u>
72.16	1	3	Wiedemann
72.16	1	4	Cimarron Real Estate Corp.
72.16	1	19	Jacobs
72.16	1	20	Salaun Family Trust
73.13	1	13	Arnett/Ordaz
73.13	1	14	Ramirez
73.15	1	15	Swindler
73.13	1	21	Noban/Velazquez
73.13	1	22	Smith
73.13	1	23	Sinachi/Hernandez
73.13	1	24	Devine
73.13	1	25	DiPillo
73.13	1	26	Eagens
73.13	1	27	Reform Temple

b: Parcels at the Intersection of Oscawana Lake Road and Cedar Drive:

<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Listed Owner</u>
73.5	1	23	Ianescu/Landers
73.5	1	24	Rozeik Holdings Corp.
73.5	1	25	Fontana
73.5	1	39	Osca Properties, LLC.
73.5	1	40	Camp Lookout
73.5	2	54	Osca Properties, LLC.

c: Parcels at the Intersection of Oscawana Lake Road and Sunset Hill Road:

<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Listed Owner</u>
73.5	2	58	Estabridis
73.5	2	59	Sprecht
73.5	2	63	NHD Realty Corp.
73.6	1	6	Lamarche
73	1	36	Zuenigorodskly

d: Parcel at the Intersection of Oscawana Lake Road and Dunderberg Road:

<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Listed Owner</u>
62.18	1	73.2 (Partial)	Babington

e: Parcels at the Intersection of Peekskill Hollow Road, Mill Street and Church Road:

<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Listed Owner</u>
84.7	1	4	Baital
84.7	1	5	Andrade
84.7	1	41	Town of Putnam Valley
84.7	1	42	Napolitano
84.7	1	43	Martinez
84.7	1	44.1	Capone
84.7	1	45	Putnam Valley Grange
84.7	1	46	Zatenonik
84.7	1	47	Glenview Park Inc.
84	2	34	

f: Parcels at the Intersection of Peekskill Hollow Road, Wiccopee Road and New Hill Road

<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Listed Owner</u>
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63	3	8	Tompkins Cultural Center
63	3	9	Resistribe LLC
63	3	10	Tompkins Cultural Center
63	3	16	Resistribe, LLC
63	3	24	PV Volunteer Fire
63	2	27	Schmittman

g: Parcels at the Intersection of Peekskill Hollow Road and Taconic State Parkway:

<u>Section</u>	<u>Block</u>	<u>Lot</u>	<u>Listed Owner</u>
52	3	70	Hollow Preserve, Inc.
52	3	71	Luso Fagata

4.3 The overall effect of the proposed code revisions :

- Improve opportunities for locally based businesses to come to the town of Putnam Valley.
- Create a diversity of neighborhood business at the traditional town hamlets and road intersections. .
- Create areas where residents may shop locally and have small centers which they may meet and develop a sense of community.
- Generate tax income to offset taxes presently paid by residents.
- Ensure that current review standards for proposed businesses continue to be followed in compliance with the town code and all SEQRA requirements.

The zoning map changes can be anticipated to result in a number of positive impacts for stakeholders in the town. Natural resources will be more fully protected by requiring comprehensive review by the Planning Board and if required the Zoning Board of Appeals. .

The proposed revisions will not result in any land disturbance, substantive increases in traffic, negative impacts on natural resources or requirements for additional community services.

5.0 Full Environmental Assessment Form

Part I of this Full Environmental Assessment Form (EAF) evaluates the potential for environmental impacts to be created by the approval of the amendments by the Town of Putnam Valley Town Code by the Town of Putnam Valley Town Board. This legislation is generic in nature, not site-specific, and does not directly result in physical change to the environment.

The form that follows is published by the New York State Department of Environmental Conservation, and portions are designed for site-specific actions rather than area-wide or generic proposals. As a result, consistent with the form’s directions, these non-relevant sections (contained in Sections D and E on pages 3-13 of the form) are not completed.