

**Site Plan (Planning Board) and Special
Use Permit (ZBA) Applications
“Lodge”**

**1524 County Route 10, Taghkanic, NY
Wag Creek NY**

May 21, 2026 Application Package includes:

- Submission Package 1 – April Submission
- Submission Package 2 – May Submission



300 Westage Business Center, Suite 380
Fishkill, New York 12524
T 845 896 2229
F 845 896 3672
cuddyfeder.com

Anthony F. Morando, Esq.
amorando@cuddyfeder.com

BY E-MAIL & BY HAND

May 21, 2026

Katherine Bainer, Planning Board Chair (bainerkatherine@gmail.com)
And Members of the Planning Board
909 Route 82
Ancram (Town of Taghkanic), NY 12502

RE: Site Plan (Planning Board) and Special Use Permit (ZBA) Applications – “Lodge”
Property: 1524 County Route 10, Taghkanic, NY (Tax Parcel: 172.-2-24.1)
Project: Wag Creek NY

Dear Chairperson Bainer and Members of the Planning Board:

We represent Wag Creek NY Inc. (“Applicant”) and the owner of property located at 1524 Route 10, Taghkanic, NY (“Property”). We are writing to follow up on our April 9, 2026 submission to the Planning Board and Zoning Board of Appeals (ZBA) in connection with the Applicant’s request for a “Lodge” Special Use Permit and associated Site Plan Approval. We request that this matter please be placed on the June 2 Planning Board agenda for discussion, if space is available.

We appeared before the ZBA on April 27 as they are the Board charged with reviewing the Special Use Permit request. The Planning Board was copied on the April 9 package and received copies at that time.

Enclosed please also find the following supplemental materials for your records. The Project Engineers are concurrently transmitting and delivering these materials to the ZBA for review.

Attachment A:	Supplement to Project Narrative;
Attachment B:	Updated Special Permit Narrative;
Attachment C:	Updated Site Plan Sheets, dated May 21, 2026 (Title Sheet, C-1.0, C-1.1, C-1.12, C-1.2, and C-1.3).

The Project Engineer (Crawford Engineering), however, is also delivering additional copies of the April 9 package for ease of reference and transmission to all members.

We look forward to appearing before you at your June 2 meeting to discuss the Project further. In the meantime, as discussed at the April 27 ZBA meeting, we will continue to coordinate with the Attorneys for both Boards to ensure that we follow review process is efficient for all. Please do not hesitate to have your Town Staff contact us directly to discuss if we can be of any assistance.

4905-1558-6221.v1



May 21, 2026
Page 2

Sincerely,

A handwritten signature in blue ink, appearing to read "Anthony F. Morando". The signature is fluid and cursive, with the first name being the most prominent.

Anthony F. Morando

cc: Chryl E. Rogers, Town Clerk (crogers42857@gmail.com)
Hon. James Romaine (bigweld505@gmail.com)
And Members of the Zoning Board of Appeals
Dennis Callahan, CEO/ZEO/Building Inspector (taghkanicbld@gmail.com)
Robert Fitzsimmons, Esq. (ZBA Attorney) (rjf@fitzattorney.com)
Andrew Howard, Esq. (PB Attorney) (howard@freemanhoward.com)
Jason Epstein, Wag Creek NY (Applicant)
Jan Borchert, Senior Engineer, Crawford & Associates Engineering & Land Surveying, PC

Submission Package 1

April Submission

1524 County Route 10, Taghkanic, NY

Wag Creek NY



300 Westage Business Center, Suite 380
Fishkill, New York 12524
T 845 896 2229
F 845 896 3672
cuddyfeder.com

Anthony F. Morando, Esq.
amorando@cuddyfeder.com

BY E-MAIL & BY HAND

April 9, 2026

Hon. James Romaine (bigweld505@gmail.com)
And Members of the Zoning Board of Appeals
909 Route 82
Ancram (Town of Taghkanic), NY 12502

RE: Special Use Permit Application – “Lodge”
Property: 1524 County Route 10, Taghkanic, NY (Tax Parcel: 172.-2-24.1)
Project: Wag Creek NY

Dear Chairman Romaine and Members of the ZBA:

We represent Wag Creek NY Inc. (“Applicant”) and the owner of property located at 1524 Route 10, Taghkanic, NY (“Property”). We appreciate the Board allowing the Applicant to appear before you on March 23 for a pre-application meeting on the Project. As a follow up to that appearance, enclosed please find the application we discussed for a “Lodge” Special Use Permit. Enclosed please also find a Site Plan Application which we are concurrently submitting to the Planning Board. We ask that this matter be placed on the agenda for the ZBA’s meeting on April 27, 2026.

In support of these applications, enclosed please find checks made payable to the Town of Taghkanic in the amounts of \$500 and \$150 representing the application fees for a Special Use Permit and Site Plan Approval, respectively. Please also find the following attachments:

Attachment A:	Special Use Permit and Site Plan Application Forms;
Attachment B:	SEQRA Full Environmental Assessment Form (EAF);
Attachment C:	Project Narrative;
Attachment D:	Special Permit Narrative, prepared by Crawford & Associates;
Attachment E:	Agricultural Data Statement; and
Attachment F:	Site Plan Sheets (4) prepared by Crawford & Associates, dated April 3, 2026 (C1.0, 1.1, 1.2, and 1.3), together with a Property Map, dated January 1, 2026, and a Survey, dated April 9, 2026

We look forward to appearing before you at your April 27 meeting to discuss the Project and commence the review process. In the meantime, please do not hesitate to have your Town Staff contact us directly to discuss if we can be of any assistance.



April 9, 2026
Page 2

Sincerely,

A handwritten signature in blue ink, appearing to read 'Anthony F. Morando', is written over a light blue horizontal line.

Anthony F. Morando

cc: Chryl E. Rogers, Town Clerk (crogers42857@gmail.com)
Katherine Bainer, Planning Board Chair (bainerkatherine@gmail.com)
and Members of the Planning Board
Dennis Callahan, CEO/ZEO/Building Inspector (taghkanicbld@gmail.com)
Robert Fitzsimmons, Esq. (ZBA Attorney) (rjf@fitzattorney.com)
Andrew Howard, Esq. (PB Attorney) (howard@freemanhoward.com)
Jason Epstein, Wag Creek NY (Applicant)
Jan Borchert, Crawford & Associates Engineering & Land Surveying, PC

Attachment A:
**Special Use Permit and Site Plan Appli-
cation Forms**

Building Department
Received _____

TOWN OF TAGHKANIC

Town Clerk
Received _____

ZBA APPLICATION
For a Variance, Special Use Permit and/or Appeal

Variance _____

Special Use Permit X

Appeal _____

OWNER INFORMATION:

Name: 1524 County Route 10 LLC Company: 1524 County Route 10 LLC

Address: 93 Devoe Road, Chappaqua State New York Zip 10514

Phone # Crawford & Associates Engineering & Land Surveying P.C. (518) 828-2700

OWNER INFORMATION:

Name: _____ Company: _____

Address: _____ State _____ Zip _____

Phone # _____

Applicant is: X Owner Builder Lessee Architect/Engineer Agent

 Other If other, Explain: _____

If the Applicant appearing before the ZBA is not the owner(s) of the property the attached permission form notarizing signatures of owner(s) and the agent or representative of the owner(s) must be fully executed and accompany application.

AGENT OR REPRESENTATIVE OF OWNER(S) INFORMATION:

Name: Crawford & Associates Engineering & Land Surveying P.C.

Address: One Hudson City Centre #300 State New York Zip 12534

Phone # (518) 828-2700 Relationship to owner(s): Project Engineer

Anthony F. Morando, Esq., Cuddy & Feder, LLP (Amorando@cuddyfeder.com)
300 Westage Business Center Drive, Fishkill, NY 12524

Building Department
Received _____

TOWN OF TAGHKANIC

Town Clerk
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ZBA APPLICATION
For a Variance, Special Use Permit and/or Appeal

LOT INFORMATION

Tax Map #: 172.00-02-24.1 **Zoning District:** R-3 Residential

Property Address: 1524 County Route 10

Irregular shape of lot X YES NO

Corner Lot X YES NO

Existing: Lot Area 175Ac Frontage >250' Depth >250'

Setbacks: Front >100' Rear >100' Left >75' Right >75'

Proposed: Lot Area No Change Frontage >250' Depth >250'

Setbacks: Front >100' Rear >100' Left >75' Right >75'

Type of Water Service: Private Well **Type of Sanitary Disposal:** Private Septic

USE INFORMATION

Describe Existing Use: Existing barn with septic / residential use — otherwise vacant land.

See attached project narrative and Plan sheet C-1.0.

Describe Proposed Use: See attached project narrative and Plan sheets C-1.0 through C-1.3..

Building Department
Received _____

TOWN OF TAGHKANIC

Town Clerk
Received _____

ZBA APPLICATION
For a Variance, Special Use Permit and/or Appeal

APPLICATION INFORMATION

Check All that Apply:

1. _____ An area variance is requested to appeal the decision of the Building Department; which denied a permit for the above property. Dated _____
(submit copy of denial)
2. _____ A use variance is requested to appeal the decision of the Building Department, which denied a permit for the above property. Dated _____
(Submit copy of denial)
3. X A special use permit is requested, as required by Town of Taghkanic Zoning Ordinance Section III Paragraph A
4. _____ A formal appeal to the Town of Taghkanic Zoning Board of Appeals.

Application Number: _____

Date Application Received: _____

Hearing Scheduled Date: _____

Application Fee: _____

Approved Date: _____

Conditions: ____ YES ____ NO

Denial Date: _____

Withdrawn Date: _____

Zoning Chairperson: _____

PROJECT DESCRIPTION

Briefly describe the proposal

Special Use Permit Application for Wag Creek NY Resort Lodge. Please see attached narrative.

Building Department
Received _____

TOWN OF TAGHKANIC

Town Clerk
Received _____

ZBA APPLICATION
For a Variance, Special Use Permit and/or Appeal

REQUIRED INFORMATION

1. A plot plan showing all property lines, dimensions, adjacent streets, setback distances and location of proposed changes.
2. Part 1 of the state Environmental Quality Review (SEQRA) Short Environmental Form.
3. Appropriate fee, as determined by the code of the Town of Taghkanic and as calculated by the Building Department.

NOTE: additional information may be required by the Zoning Board of Appeals. Failure to submit all required documents may result in a delay in processing or denial of the application.

Have there been any other variances issued for this property? _____ YES NO

If yes please explain: _____

CERTIFICATION AND AUTHORIZATION

I certify that the information contained in this application is true to the best of my knowledge and I authorize the Town of Taghkanic Zoning Board of Appeals to process this application as provided by law.

Applicant/Property Owner Name: 1524 County Route 10 LLC

Signature:  Date: 4/17/26

Building Department

Received _____

TOWN OF TAGHKANIC

Town Clerk

Received _____

**APPLICATION FOR PLANNING BOARD
SUBDIVISION OR SITE PLAN REVIEW**

Major Subdivision _____

Minor Subdivision _____

Site Plan Review _____ X _____

Lot Line Revision _____

OWNER INFORMATION:

Name as shown on current deed(s): 1 5 2 4 County Route 10 LLC
Address: 93 Devoe Rd State New York Zip 10514

Phone # Crawford & Associates Engineering & Land Surveying P.C. (518) 828-2700

OWNER INFORMATION:

Name as shown on current deed(s): _____

Address: _____ State _____ Zip _____

Phone # _____

If there are more owners of the affected property, please provide the above information with regard to each additional owner on a separate sheet as shown on current deed(s).

If the Applicant appearing before the Planning Board is not the owner(s) of the property the attached permission form notarizing signatures of owner(s) and the agent or representative of the owner(s) must be fully executed and accompany application.

AGENT OR REPRESENTATIVE OF OWNER(S) INFORMATION:

Name: _____ Crawford & Associates Engineering & Land Surveying PC

Address: One Hudson City Centre #300 State New York Zip 12534

Phone # (518) 828-2700 Relationship to owner(s): Project Engineer

Building Department

Received _____

TOWN OF TAGHKANIC

**APPLICATION FOR PLANNING BOARD
SUBDIVISION OR SITE PLAN REVIEW**

Town Clerk

Received _____

PROPERTY INFORMATION

Property Address: 1524 County Route 10

Number of all current deeds of affected property: 1

Tax Map #: 172.00-02-24.1 Zoning District: R-3 Residential

HISTORY OF PROPERTY

If this property was subject to or is the result of any previous Subdivision or Lot Line Adjustment within the last (10) ten years. Please provide the following:

- Name, date and description of each Subdivision or Lot Line Adjustment: N/A

- Name and date of any previously filed map of the property: Survey of Property Of 1524 County Route 10 LLC, Dated April 6, 2026.

PROFESSIONAL INFORMATION (Surveyor and/or Engineer)

Surveyor Name: Daniel J. Russell, PLS NYS Professional License #: 050639

Business Name: Crawford & Associates Engineering & Land Surveying PC

Address: One Hudson City Centre #300 State New York Zip 12534

Phone #: (518) 828-2700

Engineer Name: Andrew Aubin, P.E. NYS Professional License #: 084164

Business Name: Crawford & Associates Engineering & Land Surveying PC

Address: One Hudson City Centre #300 State New York Zip 12534

Phone #: (518) 828-2700

Building Department
Received _____

TOWN OF TAGHKANIC

Town Clerk
Received _____

**APPLICATION FOR PLANNING BOARD
SUBDIVISION OR SITE PLAN REVIEW**

Describe all easements, deed restrictions or any restrictions on this Property: According Survey: Subject to 33' wide water transmission pipeline easement for the City of Hudson; Subject to a utility easement; and Subject to any other utility easements or rights-of-way of record, if any.

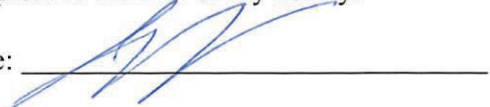
Briefly describe the ~~proposed subdivision or if site plan describe~~ proposed use of site as well as the current use. Existing use: existing barn with septic / residential use.

Proposed use: See attached project narrative.

Applicant/Owners must submit 9 complete, original executed applications, including all attachments and exhibits as set for the in this application and attached checklist no later than 10 days before the meeting of the Planning Board at which the application is to be considered. Submissions of an insufficient number of copies or incomplete or late applications will result in the application's removal from the respective meeting agenda.

Signatures:

I hereby certify that I have read this application and that the above information set forth herein is accurate and complete to the best of my ability.

Owner's signature:  Date: 4/6/26

Owner's signature: _____ Date: _____

Applicant's signature: _____ Date: _____

Building Department
Received _____

TOWN OF TAGHKANIC

Town Clerk
Received _____

ZBA APPLICATION
For a Variance, Special Use Permit and/or Appeal

TOWN OF TAGHKANIC ZBA

Adjoining Property owners form. Please list all abutting owners, those across adjoining streets and within 1000 feet of all boundaries of all property within subdivision.

Name and Tax Map # of application to which this is attached: 172.00-02-24.1
1524 County Route 10 LLC

Tax Map # 173.-1-45

Name and Address: Thomas Herishko – 1672 County Rt. 10, Ancram, NY 12502

Tax Map # 173.-1-17.111

Name and Address: Ski View Farm LLC – 1672 County Rt. 10, Ancram, NY 12502

Tax Map # 173.-1-17.112

Name and Address: Alan Wanzenberg – 48 Miller Rd., Ancram, NY 12502

Tax Map # 172.-2-45 & 172.-2.44

Name and Address: Howard Baum – 840 Glenridge Ave., Valley Stream, NY 11581

Tax Map # 172.-2.43

Name and Address: Beverly J Keute & Cherie L Bruno – 1151 State Rt. 82, Ancram, NY 12502

Please copy this form if additional space is needed.

Building Department

Received _____

TOWN OF TAGHKANIC

ZBA APPLICATION

For a Variance, Special Use Permit and/or Appeal

Town Clerk

Received _____

Tax Map # 172.-2-42

Name and Address: Cherie Bruno – 1151 State Rt. 82, Ancram, NY12502

Tax Map # 172.-2-41

Name and Address: Andres & Marianela Casas – 229 S Long Beach Ave., Freeport, NY 11520

Tax Map # 172.-2-40

Name and Address: Trust The Dr. Arlene Seguire Irr. & Raymond Ablan
12 Arthur St., Yonkers, NY 10701

Tax Map # 172.-2-39

Name and Address: John C Tychyn – 7 Lake St., White Plans, NY 10603

Tax Map # 172.-2-38

Name and Address: Anthony & Elaine Dellavecchia – 1079 State Rt. 82, Ancram, NY 12502

Tax Map # 172.-2-34.100

Name and Address: Ciyin Temple – 1011 State Rt. 82, Ancram, NY 12502

Tax Map # 172.-2-37

Name and Address: Half Mile Trout Stream LLC – 187 Greenpoint Ave., Brooklyn, NY 11222

Tax Map # 172.-2-24.212

Name and Address: Karl & Karen Thompson – 1390 County Rt. 10, Craryville, NY 12521

Tax Map # 172.-2-24.211

Name and Address: Leonardo & Antoinette Pulito – 1419 County Rt. 10, Craryville, NY 12521

Building Department

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TOWN OF TAGHKANIC

ZBA APPLICATION

For a Variance, Special Use Permit and/or Appeal

Town Clerk

Received _____

Tax Map # 162.-1-65 & 162.-1-70.200

Name and Address: Alan Wilzig – 120 Columbia Turnpike, Florham Park, NJ 07932

Tax Map # 172.-2-20

Name and Address: Michelle V Taft – 71 Knapps Rd., Stephentown, NY 12168

Tax Map # 172.-2-21

Name and Address: Shannon A Schroepel – 1541 County Rt. 10, Taghkanic, NY 12502

Tax Map # 172.-2-22

Name and Address: Cornelius Riegel – 348 Water Street Rd., Hudson, NY 12534

Tax Map # 172.-2-23

Name and Address: Samuel Vergata Jr. & Catherine Vergata
38 Clearland Ave., Carle Place, NY 11514

Tax Map # 173.-1-1

Name and Address: County Route 10 Taghkanic LL – 5 Madonna Dr., Lagrangeville, NY 12540

Tax Map # 173.-1-46

Name and Address: Mark Herishko – 1672 County Route 10, Ancram, NY 12502

Tax Map # 162.-1-70.100 & 162.-1-69

Name and Address: Eugene Krishnan – 455 Post Hill Rd., Craryville, NY 12521

Tax Map # TSP — has no tax map id, similar to other State highways.

Name and Address: Taconic State Parkway Information: NYSDOT, Region 8,
Kyle Buser, 4 Burnett Boulevard, Poughkeepsie, NY 12603

Building Department
Received _____

TOWN OF TAGHKANIC

Town Clerk
Received _____

ZBA APPLICATION
For a Variance, Special Use Permit and/or Appeal

TOWN OF TAGHKANIC ZBA

Form to be completed, attached to application and submitted to the Planning Board when the applicant is no the owner(s) of affected property.

SIGNATURES MUST BE NOTORIZED

Name of owner 1524 County Route 10 LLC

Name of owner _____

Name of applicant representing owner as listed on application: Wag Creek NY, Inc.

Address of property listed on application:

1524 County Route 10, Ancram State NY Zip 12502

Tax Map #: 172.00-02-24.1

Brief Description of Application: Special Use Permit Application - Resort Lodge

I/We Jason Epstein, 1524 County Route 10 LLC, owner(s) of the land and Wag Creek NY Inc. hereby give permission to Cuddy & Feder LLP and Crawford and Associates Engineering & Land Surveying P.C. (applicant/representative) to submit the above identified application on my/our behalf and to represent me/us in all proceedings before the Town Taghkanic Planning Board concerning the above referenced application.

Owner's Signature [Signature] Date 4/7/26 Notary Jenna Krantz

Owner's Signature _____ Date _____ Notary _____

Applicant/Representative Signature _____

Notary [Signature] Date 4-7-26 4

JENNAE KRANTZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01KR6381641
Qualified in Bronx County
My Commission Expires 10-09-2026

Building Department
Received _____

Town Clerk
Received _____

TOWN OF TAGHKANIC

**APPLICATION FOR PLANNING BOARD
SUBDIVISION OR SITE PLAN REVIEW**

TOWN OF TAGHKANIC PLANNING BOARD

Form to be completed, attached to application and submitted to the Planning Board when the applicant is no the owner(s) of affected property.

SIGNATURES MUST BE NOTORIZED

Name of owner 1524 County Route 10 LLC

Name of owner _____

Name of applicant representing owner as listed on application: Wag Creek NY Inc.

Address of property listed on application:

1524 County Route 10, Ancram State NY Zip 12502

Tax Map #: 172.00-02-24.1

Brief Description of Application: Site Plan Application

I/We 1524 County Route 10, LLC, owner(s) of the land and Wag Creek NY Inc. hereby give permission to Cuddy & Feder LLP and Crawford and Associates Engineering & Land Surveying P.C. (applicant/representative) to submit the above identified application on my/our behalf and to represent me/us in all proceedings before the Town Taghkanic Planning Board concerning the above referenced application.

Owner's Signature [Signature] Date 4/7/26 Notary _____

Owner's Signature _____ Date _____ Notary Jenna Krantz

Applicant/Representative Signature [Signature]

Notary [Signature] Date 4-7-26

JENNAE KRANTZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01KR6381641
Qualified in Bronx County
My Commission Expires 10-09-2026

CRAWFORD & ASSOCIATES ENGINEERING AND LAND SURVEYING, P.C.

2052

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
04/07/2026	fee-site plan			150.00
DATE 04/07/26		VENDOR Town of Taghkanic	TOTAL	150.00

Security features. Details on back.

2052

CRAWFORD & ASSOCIATES ENGINEERING AND LAND SURVEYING, P.C.
 1 HUDSON CITY CENTRE, SUITE 300
 HUDSON, NY 12534
 (518) 828-2700

THE BANK of GREENE COUNTY
 www.tbogc.com
 50-7046/2213

One Hundred Fifty and no/100

TOWN OF TAGHKANIC

PAY TO THE ORDER OF

DATE 04/07/26 2052

AMOUNT \$150.00

AUTHORIZED SIGNATURE

⑈002052⑈ ⑆222370467⑆ 5201964724⑈

CRAWFORD & ASSOCIATES ENGINEERING AND LAND SURVEYING, P.C.

2051

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
04/07/2026	fee- Special Us			500.00
DATE 04/07/26		VENDOR Town of Taghkanic	TOTAL	500.00

CRAWFORD & ASSOCIATES ENGINEERING AND LAND SURVEYING, P.C.
 1 HUDSON CITY CENTRE, SUITE 300
 HUDSON, NY 12534
 (518) 828-2700

THE BANK of GREENE COUNTY
 www.tbogc.com
 50-7046/2213

Five Hundred and no/100

TOWN OF TAGHKANIC

DATE 04/07/26 2051 AMOUNT \$500.00

PAY TO THE ORDER OF TOWN OF TAGHKANIC

AUTHORIZED SIGNATURE

2051

Security features. Details on back.

⑆002051⑆ ⑆22370467⑆ 5201964724⑆

Attachment B:
SEQRA Full Environmental Assessment
Form (EAF)

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Wag Creek NY Resort Lodge		
Project Location (describe, and attach a general location map): 1524 County Route 10, Taghkanic, Columbia County, NY		
Brief Description of Proposed Action (include purpose or need): See attached project narrative dated April 9, 2026.		
Name of Applicant/Sponsor: Wag Creek NY Inc / Sponsor: Crawford & Associates Engineering & Land Surveying P.C.		Telephone: 518-828-2700
		E-Mail: jborchert@crawfordandassociates.com
Address: 1 Hudson City Centre, Suite 300		
City/PO: Hudson	State: NY	Zip Code: 12534
Project Contact (if not same as sponsor; give name and title/role): Same as sponsor		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): 1524 County Route 10 LLC		Telephone: 518-828-2700
		E-Mail: jborchert@crawfordandassociates.com
Address: 93 Devoe Road		
City/PO: Chappaqua	State: NY	Zip Code: 10514

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Taghkanic Planning Board, Site Plan Approval	2026
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Taghkanic Zoning Board of Appeals, Special Use Permit	2026
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Columbia County Planning (Advisory Review), Columbia County DOH	2026
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Negative JD from NYSDEC for freshwater wetlands.	Received 2025
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Residential R-3 District

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Hudson City School District

b. What police or other public protection forces serve the project site?
NYS Police Troop K and Columbia County Sheriff's Office

c. Which fire protection and emergency medical services serve the project site?
Taghkanic Fire Department

d. What parks serve the project site?
Lake Taghkanic State Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed: Residential Subdivision and Commercial

b. a. Total acreage of the site of the proposed action? 175.71 acres
b. Total acreage to be physically disturbed? 8.51 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 175.71 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: 18 months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures 24

ii. Dimensions (in feet) of largest proposed structure: 20' height; 75' width; and 66.67' length

iii. Approximate extent of building space to be heated or cooled: 22,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes: _____

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes: _____

i. Total anticipated water usage/demand per day: _____ 8,000 (TBD) gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes: _____

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes: _____

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes: _____

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

Private wells are proposed to provide water supply

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: 20 (TBD) gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes: _____

i. Total anticipated liquid waste generation per day: _____ 8,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes: _____

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):</p> <p>Private septic systems and absorption fields _____ _____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>6.04</u> acres (impervious surface) _____ Square feet or <u>175.7</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>Swales, gutters, culverts</u></p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? <u>On-site surface waters, off-site surface waters, and stormwater management areas</u></p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ <u>Taghkanic Creek, on-site freshwater wetlands</u> • Will stormwater runoff flow to adjacent properties? _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
TBD

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
local utility _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7 am - 4 pm _____ • Saturday: _____ - _____ • Sunday: _____ - _____ • Holidays: _____ - _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ continuous (overnight stays) _____ • Saturday: _____ continuous (overnight stays) _____ • Sunday: _____ continuous (overnight stays) _____ • Holidays: _____ continuous (overnight stays) _____
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 During Construction. Noise during operation expected to be minimal due to screening. _____

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Lights to be near commercial buildings or along paths / driveways. All lights will be downward facing directed towards paths or away from adjacent parcels.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____
 • Operation: _____
 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____
 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.34	6.04	+5.70
• Forested	147.34	143.26	-4.08
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	15.21	13.59	-1.62
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	2.54	2.54	0
• Wetlands (freshwater or tidal)	10.27	10.27	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 3.77 feet

b. Are there bedrock outcroppings on the project site? Yes No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 2 %

c. Predominant soil type(s) present on project site:

Nassau channery silt loam (NbD)	_____	29.2 %
Nassau channery silt loam (NbC)	_____	15.2 %
Fluvaquents-Udifluvents (Fn)	_____	9.5 %

d. What is the average depth to the water table on the project site? Average: _____ >6.5 feet

e. Drainage status of project site soils: Well Drained: _____ 20.8 % of site
 Moderately Well Drained: _____ 62.9 % of site
 Poorly Drained _____ 16.4 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 90 % of site
 10-15%: _____ 5 % of site
 15% or greater: _____ 5 % of site

g. Are there any unique geologic features on the project site? Yes No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 863-435, 863-416 Classification C, C(T)
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
If Yes:
i. Name of aquifer: Principal Aquifer

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>Deer _____ Squirrels _____</p> <p>Coyotes _____</p> <p>Rabbits _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p><u>Indiana Bat, Northern Long-eared Bat, Tricolored Bat, Monarch Butterfly</u></p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p><u>Trespassers seem to be hunting on property.</u></p>	
E.3. Designated Public Resources On or Near Project Site	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: <u>COLU004</u></p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: Taconic State Parkway

iii. Brief description of attributes on which listing is based:

Taconic State Parkway offers scenic views of the Hudson Highlands, Catskills, and Taconic regions.

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: Taconic Parkway, Lake Taghkanic State Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): scenic parkway & state park

iii. Distance between project and resource: 0.1 & 2.5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information


Attach any additional information which may be needed to clarify your project.

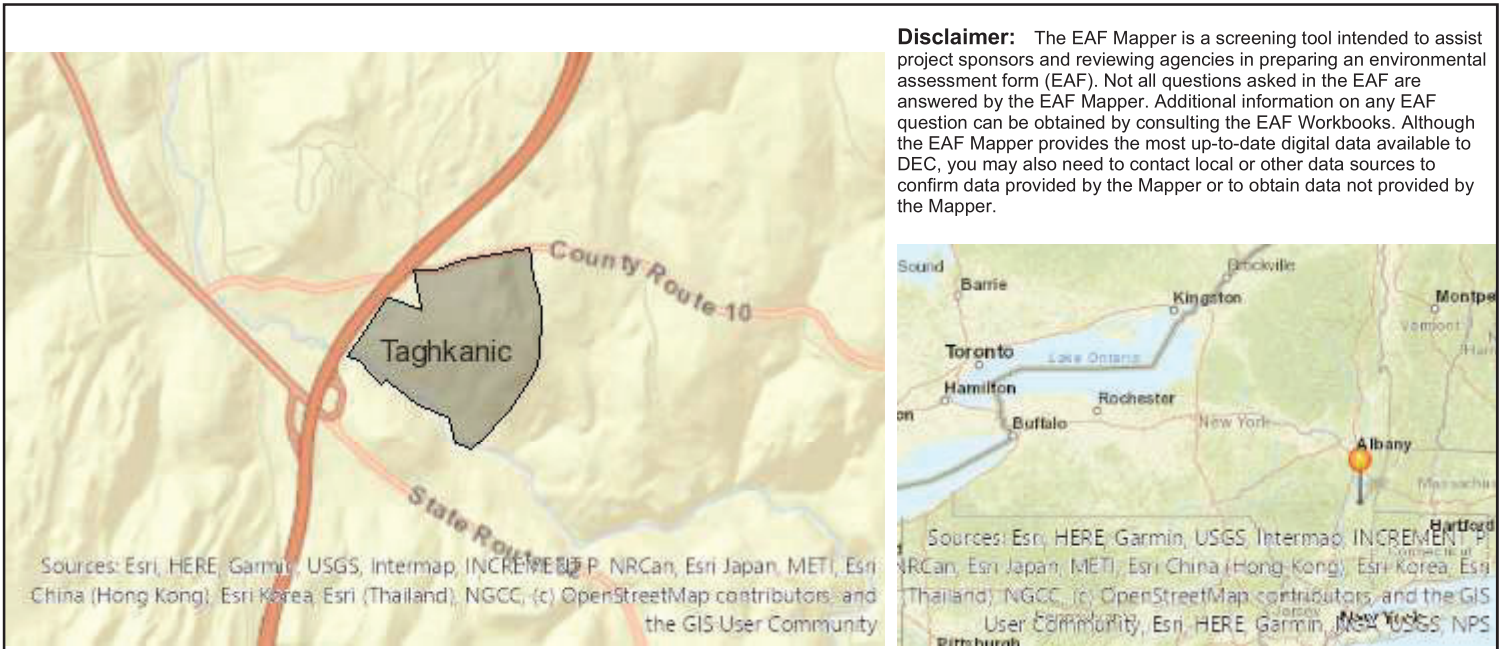
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Jan Borchert Date 4/7/2026

Signature  Title Senior Engineer



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.ii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	863-435, 863-416
E.2.h.iv [Surface Water Features - Stream Classification]	C, C(T)
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No

E.2.i. [Floodway]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.j. [100 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.k. [500 Year Floodplain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	COLU004
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Taconic State Parkway
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Attachment C:

Project Narrative



Crawford & Associates Engineering & Land Surveying, PC

Hudson Office – One Hudson City Centre, Suite 300 • Hudson, NY 12534
Tel: (518) 828-2700 • Fax: (518) 828-2723 • www.crawfordandassociates.com

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Daniel J. Russell, L.S.

PRESIDENT

Jennifer S. Crawford, P.E.

Project Narrative: Wag Creek NY – “Lodge” Application

The Applicant

Wag Creek NY (“Applicant”) is a nonprofit organization accommodating current and future dog owners and guests, with outdoor recreational activities that support dog adoptions.

Wag Creek is based on the idea that a thoughtful matching and acclimation process can improve placement success, reduce failed adoptions, and better support both the dogs and the adopting households. This is not a high-volume shelter model. Instead, Wag Creek seeks to provide a deliberate program in which dog welfare, compatibility, and long-term outcomes are the primary focus.

The Applicant seeks to achieve this mission through a calmer, more supportive environment in which pre-screened rescue dogs and approved participants can spend meaningful time together, allowing for compatibility assessment and more successful long-term adoption outcomes than may not be possible at a shelter. This requires structured overnight stays in a natural setting to support that process with a quiet, supervised environment for dogs and people to interact over a consistent period.

The Project

The Project is proposed on a 175-acre site located at 1524 County Route 10, Taghkanic, NY (Tax Parcel: 172.-2-24.1) (“Property”). The Site is in the R-3 – Residential Zoning District. It contains an existing barn, septic, utilities, driveway, perimeter roads, and three access points from County Route 10.

The Project is detailed on the Site Plan Set, dated April 8, 2026 (Sheets C-1.0 – C-1.3) prepared by Crawford & Associates Engineering & Land Surveying P.C. (collectively, “Plan”). The Plan identifies the location of buildings, parking, access, circulation, open spaces, and landscaping, and demonstrates compliance with applicable standards for a Lodge in the Town Code.

The Project proposes – to achieve the Applicant’s mission – a nature-based experience with facilities for dog interactions and related training, care and wellness, staff accommodations, conservation features, community spaces, a welcome center, and overnight accommodations; all indicated in the attached Plan.

A key component of the Project is a structured adoption-support stay with overnight accommodations. Under this approach, approved participants would spend supervised time with one or more pre-screened dogs over the course of a limited 2- to 3-day stay at the Property. The purpose of the stay is to support matching and acclimation by allowing the dog and participant to interact over a longer period and in a more realistic setting before an adoption decision is made. The overnight lodging component is therefore integrated with and supportive of Wag Creek’s core nonprofit mission.

On February 2, 2026, the Project received a response from the Code Enforcement Officer / Building Inspector in the form of a Zoning Determination (January 29), finding that the Project fits within the Code’s definition for “Resort Lodge” (ZO 68). Lodges are permitted on the Property in the R-3 District subject to obtaining a Special Use Permit from the ZBA (ZA-1). The ZBA further confirmed during a pre-application appearance on March 23 that Site Plan Approval from the Planning Board is also required.

**Attachment D: Special
Permit Narrative, See
Updated May 21, 2026**

Attachment E:

Agricultural Statement

Building Department
Received _____

TOWN OF TAGHKANIC
ZBA APPLICATION
For a Variance, Special Use Permit and/or Appeal

Town Clerk
Received _____

AGRICUTURAL DATA STATEMENT

(Please print or type)

1. Name and address of applicant:
1524 County Route 10 LLC, 93 Devoe Rd., Chappaqua, NY 10514
2. Description of the proposed project:
Special Use Permit and Site Plan Approval for integrated animal welfare lodge centered on a structured stay-and-bond rescue adoption program on the 175.7-acre property at 1524 County Route 10.
3. Location of proposed project:
1524 County Route 10, Taghkanic, NY. Tax ID: 172.00-02-24.1.
4. Is the location of the proposed project within an agricultural district?
Yes, within district code COLU004.
5. Is the location of the proposed project within 500 feet of a farming operation that is within an agricultural district?
~~No~~ Yes
6. If the answer to either 4 or 5 was "YES", then state the name and address of any owner of land within the agricultural district, which land contains farm operations and is located within 500 feet of the boundary of the property upon which the project is proposed: (use separate sheet of paper if necessary)
~~None.~~ Thomas Herishko - 1672 County Rt. 10, Ancram, NY 12502
Ski View Farm LLC - 1672 County Rt. 10, Ancram, NY 12502
7. If the answer to either 4 or 5 was "YES", then the applicant must attach a tax map or other map showing the site of the proposed project relative to the location of farm operations identified in the agricultural statement to this statement.
Map attached, ~~no~~ farm operations identified.

Date: 7/6/26 Signature of Applicant: _____

Revised 4/16/26

Attachment F:

**Site Plan Sheets (4) prepared by C&A,
dated April 7, 2026; Property Map,
dated January 1, 2026; and Survey of
Property of 1524 County Route 10 LLC,
by C&A, dated April 6, 2026**

Submission Package 2

May Submission

1524 County Route 10, Taghkanic, NY

Wag Creek NY



300 Westage Business Center, Suite 380
Fishkill, New York 12524
T 845 896 2229
F 845 896 3672
cuddyfeder.com

Anthony F. Morando, Esq.
amorando@cuddyfeder.com

BY E-MAIL & BY HAND

May 21, 2026

Katherine Bainer, Planning Board Chair (bainerkatherine@gmail.com)
And Members of the Planning Board
909 Route 82
Ancram (Town of Taghkanic), NY 12502

RE: Site Plan (Planning Board) and Special Use Permit (ZBA) Applications – “Lodge”
Property: 1524 County Route 10, Taghkanic, NY (Tax Parcel: 172.-2-24.1)
Project: Wag Creek NY

Dear Chairperson Bainer and Members of the Planning Board:

We represent Wag Creek NY Inc. (“Applicant”) and the owner of property located at 1524 Route 10, Taghkanic, NY (“Property”). We are writing to follow up on our April 9, 2026 submission to the Planning Board and Zoning Board of Appeals (ZBA) in connection with the Applicant’s request for a “Lodge” Special Use Permit and associated Site Plan Approval. We request that this matter please be placed on the June 2 Planning Board agenda for discussion, if space is available.

We appeared before the ZBA on April 27 as they are the Board charged with reviewing the Special Use Permit request. The Planning Board was copied on the April 9 package and received copies at that time.

Enclosed please also find the following supplemental materials for your records. The Project Engineers are concurrently transmitting and delivering these materials to the ZBA for review.

Attachment A:	Supplement to Project Narrative;
Attachment B:	Updated Special Permit Narrative;
Attachment C:	Updated Site Plan Sheets, dated May 21, 2026 (Title Sheet, C-1.0, C-1.1, C-1.12, C-1.2, and C-1.3).

The Project Engineer (Crawford Engineering), however, is also delivering additional copies of the April 9 package for ease of reference and transmission to all members.

We look forward to appearing before you at your June 2 meeting to discuss the Project further. In the meantime, as discussed at the April 27 ZBA meeting, we will continue to coordinate with the Attorneys for both Boards to ensure that we follow review process is efficient for all. Please do not hesitate to have your Town Staff contact us directly to discuss if we can be of any assistance.



May 21, 2026
Page 2

Sincerely,

A handwritten signature in blue ink, appearing to read "Anthony F. Morando". The signature is fluid and cursive, with the first name being the most prominent.

Anthony F. Morando

cc: Chryl E. Rogers, Town Clerk (crogers42857@gmail.com)
Hon. James Romaine (bigweld505@gmail.com)
And Members of the Zoning Board of Appeals
Dennis Callahan, CEO/ZEO/Building Inspector (taghkanicbld@gmail.com)
Robert Fitzsimmons, Esq. (ZBA Attorney) (rjf@fitzattorney.com)
Andrew Howard, Esq. (PB Attorney) (howard@freemanhoward.com)
Jason Epstein, Wag Creek NY (Applicant)
Jan Borchert, Senior Engineer, Crawford & Associates Engineering & Land Surveying, PC

Attachment A:
Supplement Project Narrative- Updated
May 21, 2026



Crawford & Associates Engineering & Land Surveying, PC

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Supplement Project Narrative: Wag Creek NY – “Lodge” Application

May 21, 2026

The following information supplements the Wag Creek NY Project Narrative, dated April 9, 2026 (Exhibit C of the April 9, 2026 submission package) and addresses questions posed to the Applicant during the Zoning Board of Appeals regular meeting on April 27, 2026.¹

The Dogs

As discussed, the Project is a rescue-adoption lodge implementing a supervised program where guests stay onsite and participate in a guided bonding and adoption process with rescue dogs. The Project does not board privately owned dogs, breed dogs, or sell dogs commercially. Any fees collected by Wag Creek are associated with guest lodging, program operations, and nonprofit adoption support, not the boarding or care of dogs for the public.

The Project connects highly adoptable rescue dogs with pre-screened families and prospective adopters. The maximum number of dogs on site is estimated to be 35, but this will be less on most days. Dogs will be housed in three centralized care stations, with indoor runs and dens. Dogs will be moved to a cabin in advance of the adopters arriving on site; this gives the dogs time to get comfortable before meeting their prospective adopter family.

The Overnight Accommodations

The Project proposes a maximum of 18 guest cabins. The specific cabin design is not yet finalized, but the Project anticipates only nine 2-bedroom cabins, and nine 1-bedroom cabins. The maximum number of proposed bedrooms is 27 and maximum number of guests is expected to be 45. Cabins will be equipped with indoor/outdoor dog enclosures, so that dogs can stay with their prospective adopter family as a key part of the adoption program

The Staff

On-site staffing will consist of animal care technicians, trainers / behavior specialists, veterinarian, overnight staff, animal care volunteers, guest services manager and staff, farm staff, housekeeping, maintenance / grounds staff, and a program coordinator. The operation assumes a total staff of 23 people — partially full-time, partially part-time, and not all of them on site at the same time. During peak hours up to 19 staff could be expected on site.

The project includes two 1-bedroom senior staff cabins, a 2-bedroom staff house, and four 1-bedroom apartments for on-site staff housing within the other existing structures. The total number of proposed staff bedrooms is eight (8). All accommodations are identified on the Site Plan and accounted for in associated analyses and calculations for the Project.

H:\WORK\5887.0 1524 County Route 10 LLC\Corresp\5887.0 Project Narrative.docx

¹ Details that involve the internal business operations of Wag Creek are not subject to review and may change. The Applicant offers them here for context and to be responsive to questions from Board members.

Attachment B:
Special Use Permit Narrative, Updated
May 21, 2026



Crawford & Associates Engineering & Land Surveying, PC

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Updated Special Use Permit Narrative: Wag Creek NY – “Lodge” Application

May 21, 2026

The Applications

Enclosed please find the May 21, 2026 updated version of the submitted applications for a “Lodge” Special Use Permit from the Board of Appeals (“ZBA”), together with a request for Site plan Approval from the Planning Board (“Project”), both originally submitted to the ZBA and Planning Board on April 9, 2026. Below please find a summary of the Project’s compliance with the applicable special permit criteria in the Town Code.

I. Special Use Permit – General: General special permit criteria are set forth in Town Code Section V.K.3. The Project meets all standards as discussed below.

- a. There will not be any detrimental effect from the establishment of the Project on other uses within the district.

The Plan provides the Project details and demonstrates its compliance with all applicable dimensional standards set forth for a Lodge by the Town Code. See Sheet C-1.1.

The Project will not negatively affect the adjacent and nearby properties in the R3 District or the nearest residence which is approximately 900’ away from the existing barn and much further from most of the proposed structures and improvements on the Site.

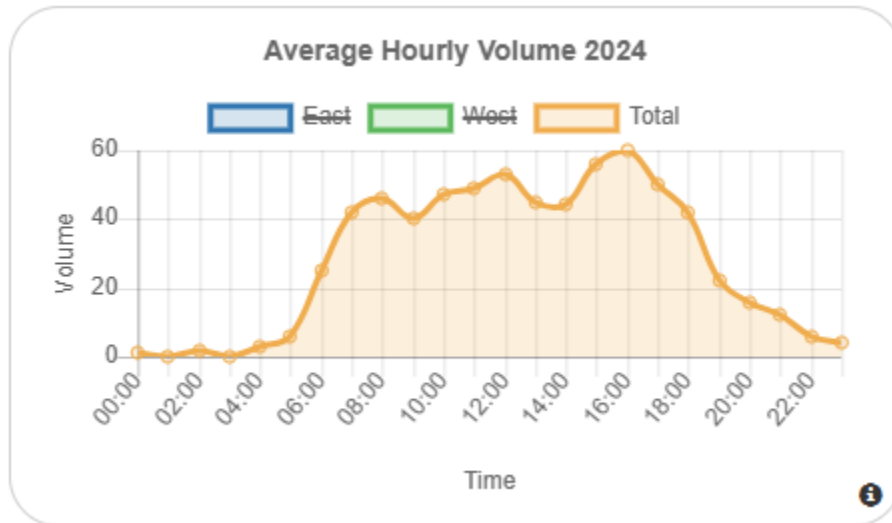
Traffic: NYS DOT data¹ show County Route 10 carries about 520 to 850 vehicles per day, fluctuating year to year over the past four years. The Project’s estimated 92 daily trips at the maximum potential (peak) occupancy fall well within this normal variation and would not noticeably affect traffic; no new demand for transportation facilities or services is expected². This estimate is based on a full maximum build-out of the Site:

- 54 daily Guest trips, spread out over 8 – 12 hours (max. <7 trips per hour)
 - Max. 18 cars: 18 cabins, designed for 2-3–person occupancy, expected to arrive together.
 - Guests stay 2 - 3 days and arrive staggered (not at the same time).
 - Guests will likely leave property at times to visit local stores, restaurants, etc.
 - Average of 3 trips per car per day expected (e.g., arrive, leave, arrive)
- 38 daily staff trips, slightly concentrated (max. 5 trips per hour / staggered shifts)
 - Max. 19 cars: 1 car per staff member; max. 19 staff members during peak hours: site operations, including dog care, guest coordination, maintenance, property oversight, and general support.
 - Some staff will live on site.
 - Staff arrive at different times.
 - Average of 2 trips per car per day expected: Staff arrive once and leave once.

¹ NYS DOT Data Traffic Viewer: <https://www.dot.ny.gov/tdv>; Description: CR75 CO TOUR RT10 from NY 82 to T S P, Station Id: 816018, 2024 ADDT 603 (289 East, 314 West).

² Based on the NYS DEC Full Environmental Assessment Form (FEAF) Workbook it can be assumed “that a project generating fewer than 100 peak hour vehicle trips per day will not result in any significant increases in traffic”.

- Based on the NYSDOT traffic data, the peak hour of traffic occurs around 4 p.m. (see below). A small fraction of estimated daily trips is expected to occur during the peak hour of traffic; the project is not expected to result in any significant increase in traffic.²



Traffic Safety: To improve traffic safety for drivers that might not be familiar with county route traffic, the Project proposes additional vegetative clearing along County Route 10 to increase line-of-sight visibility. Proposed visibility exiting for the western driveway is 86' to TSP entrance and 470' up CR 10; visibility exiting the center driveway is 330 towards the left and 740' towards the right; visibility exiting the eastern driveway is 740' to the left and 418' right. These visibility limits account for the changes in topography along County Route 10. See C-1.3.

Only the eastern of the three driveways is proposed to be used for guest access. Guests are expected to leave their car at the guest parking lot and traverse the Site on foot during their stay.

Staff are proposed to use the center-driveway and leave their cars at the staff parking lot. Certain staff would use golf carts along designated golf cart trails to fulfil their duties.

The western driveway would be for emergency access only. Emergency vehicles will also be able to use the other two entrances, as needed. Emergency vehicle driveways will be improved and designed to meet fire apparatus turning requirements.

The plan set includes a sheet showing the proposed site-internal traffic patterns including fire access roads and improvements (C-1.12).

Light: The Project proposes exterior lighting outside of buildings, along paths, and at parking lots; fixture locations will be limited to 10' maximum height, downward facing and directed towards paths and away from adjacent parcels. Existing screening and distance from all proposed structures of a minimum 100' from the property line will prevent any light-trespass onto neighboring properties. Specifically, the Project will employ pole lights and bollard lighting throughout the Site to promote that guests, staff, and emergency helpers can traverse the site safely. Pole lights are proposed at parking lots and critical junctions, and bollard lights with varying density (based on the type of trail).

The proposed freestanding sign proposed at the eastern driveway (guest access) would be illuminated using external, passive lighting fixtures. Illumination will be provided by ground- or base-mounted fixtures positioned to direct light onto the sign face from both sides, without any internal illumination or backlighting. No flashing, moving, or variable-intensity lighting will be used. All lighting

will be fully shielded and downward-directed to prevent glare, light spill, or illumination onto adjacent properties or the roadway. The lighting design is intended solely to softly illuminate the sign surface for visibility and will not create excessive brightness or visual distraction. The lighting system will be controlled by a timer to ensure it operates only between the hours of 3:00 PM and 10:00 PM, and only after dusk. The system will automatically shut off outside of these hours.

Noise: Dog activity areas are proposed to occur towards the center of the Property to maximize the physical distance between the expected sources of noise and any neighboring properties. Existing natural screening and changes in topography increase atmospheric noise absorption to a degree where any related sound observable at the property boundary would not exceed existing ambient noise. It is also worth noting that existing ambient noise is driven by the Taconic State Parkway, which runs just west of the Property. Given the limited scale of the Project and separation from nearby residences, no adverse impacts associated with Project sound on neighboring properties are expected.

Visibility: Existing forest cover and natural vegetation almost completely screens all neighboring properties from the Project. No adverse visibility impacts are expected to be caused by the Project.

Signage: Section V.E of the Zoning Code specifies that signs in residential districts advertising permitted non-residential uses may display signs pertaining to the use of property, having an aggregate total face area of not more than 32 square feet, and that where such non-residential uses are set back more than 30 feet from the property lines, one additional sign of maximum 15 square feet face area may be erected on the ground, not exceeding 12 feet in height and not nearer than 10 feet to any property line or road. If such freestanding signs face substantially at right angles to the road and/or display in more than one direction, they shall have a face area of not more than 15 square feet per side, with no more than two sides.

The Project proposes one freestanding sign facing substantially at right angles to County Route 10 at the eastern driveway location (guest entrance), with a face area of not more than 15 square feet per side and only two sides, to advertise the proposed use. Said sign will not exceed 12 feet in height and be located not nearer than 10 feet to any property line or road.

An additional sign is proposed along the front of the proposed welcome center building. Said sign will not project more than 12 inches beyond the building and will not exceed 32 square feet in face area.

- b. The Project will be in harmony with the orderly development of the district and the location, nature and height of buildings, walls, fences and parking areas will not discourage the appropriate development and use of adjacent lands.

The property is over 175 acres in size, with the Project primarily located in its center. The existing woods and vegetative screening demonstrate that appropriate development and use of adjacent lands will not be discouraged by the proposed structures and infrastructure improvements.

- c. All structures, equipment and materials will be reasonably accessible for fire and police protection.

The Site offers three driveway entrances, one for guests, one for staff and a thirds (closest to the TSP) for emergency vehicles only. The Site offers an existing stabilized perimeter road and proposes additional internal driveways so that all proposed structures will be within 150' of such stabilized driveways to allow for fire and police department access. Fire access design is pending coordination with the Town of Taghkanic Fire Department.

- d. The Project meets the prescribed requirements for the district in which located including minimum yard requirements for the district in which located or as further specified in this section and includes

maximum height, required off-street parking and sign regulations and the following prescribed provisions.

The Plan provides the Project details and shows compliance with all applicable dimensional standards set forth for a Lodge by the Town Code; See Sheet C-1.1. More specifically, with respect to parking, the Zoning Code requires for lodge uses “one space for each bedroom plus one space for each four employees”. The project proposes a total of 41 parking spaces:

- 27 parking spaces for guest accommodations; one for each guest-bedroom.
- 8 parking spaces for staff accommodations; one for each staff-bedroom.
- 6 parking spaces for employees; one per four employees.

This is also demonstrated on the enclosed Plan.

II. Special use Permit – Lodge: The Applicant seeks approval for a carefully managed nonprofit related Lodge that combines rescue dog adoption support, education, and mission-related overnight stays in a natural setting. Criteria for “Lodges” are set forth in Town Code Section V.K.4. The Project meets all standards.

- a. Primary access to the Project shall not be a minor street or any other street designed to serve primarily as access to abutting residential properties but shall be by means of a collector street, arterial street, State Highway or County Road.

The Project complies with this requirement due to the Property’s multiple access points from County Route 10. The western entrance, closest to the TSP, is proposed for emergency vehicle use only.

- b. The Project meets the off-street parking requirements. Such off-street parking and lighting in connection with such use shall be screened and shielded from adjacent residential properties.

The Project’s Plan complies with all applicable off-street parking requirements; see above and enclosed Plan. Off-street parking and lighting in connection with the use are proposed to be buffered from adjacent residential properties. Existing topography further limits potential visual impacts from proposed parking areas. See Sheet C-1.1.

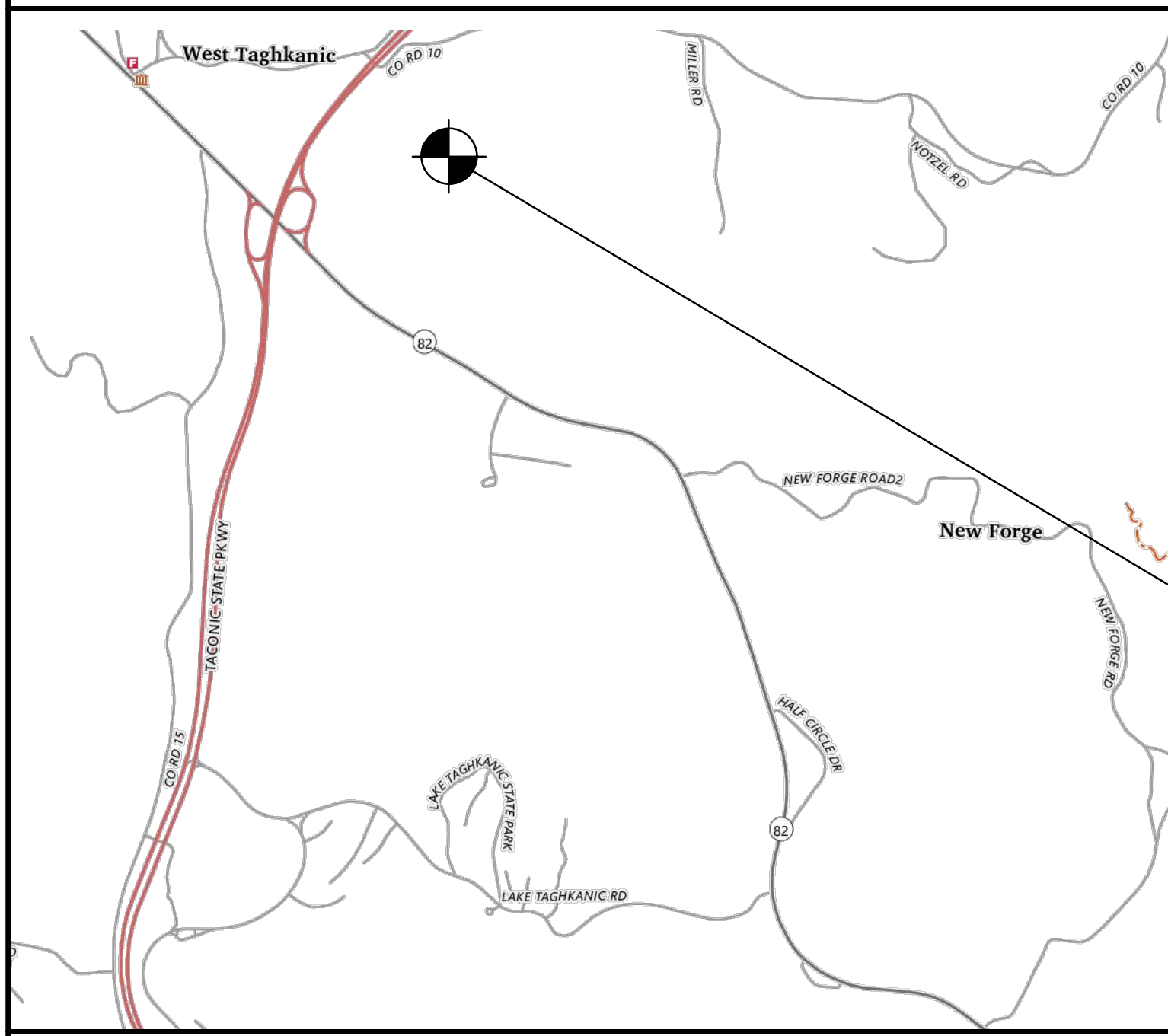
- c. No building shall be located closer than 100 feet to any lot line.

The Project Plan confirms compliance with this provision; no building is proposed closer than 100’ from any lot line. See Sheet C-1.1.

Attachment C:

Updated Site Plans, dated May 21, 2026

LOCATION MAP



SCALE: 1" = 2,000'

LOCATION MAP FROM USGS STORE ANCRAM, NY TNM GEOSPATIAL PDF DATED 2023.

SITE LOCATION

WAG CREEK NY

SITE ADDRESS: 1524 COUNTY ROUTE 10, TAGHKANIC, NY 12502

TAX MAP ID: 172.00-02-24.1

PROPOSED USE: RESORT LODGE

OWNER / DEVELOPER:

1524 COUNTY ROUTE 10 LLC /

WAG CREEK NY LLC

1524 COUNTY ROUTE 10

TAGHKANIC, NY 12502

ENGINEER:



CRAWFORD & ASSOCIATES

ENGINEERING & LAND SURVEYING, PC

1 Hudson City Centre #300, Hudson New York 12534 tel: (518) 828-2700

www.crawfordandassociates.com

fax: (518) 828-2723

© COPYRIGHT

C&A #: 5887.0

DATE: 5/21/2026

DRAFT
NOT FOR
CONSTRUCTION

DRAWINGS:

T-0.0 TITLE SHEET

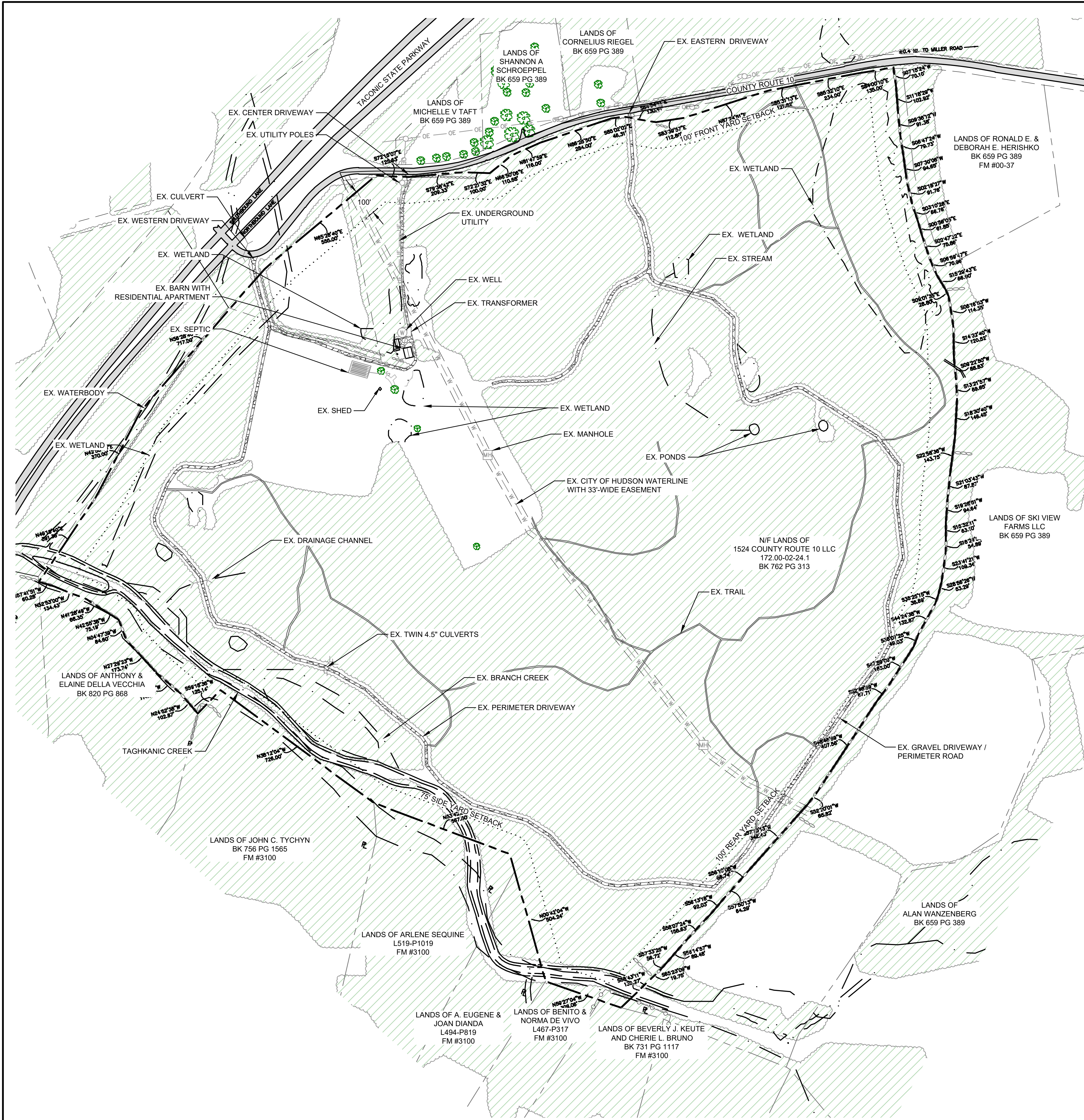
C-1.0 SITE PLAN EXISTING CONDITIONS

C-1.1 SITE PLAN PROPOSED CONDITIONS

C-1.12 SITE PLAN PROPOSED DRIVEWAY ACCESS

C-1.2 SITE PLAN PROPOSED UTILITIES

C-1.3 DRIVEWAY PLAN



LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT / RIGHT OF WAY
- 1210 --- EXISTING 10' CONTOUR MAJOR INTERVAL
- EXISTING/PROPOSED ROAD EDGE
- EXISTING/PROPOSED TREELINE
- OE --- EXISTING/PROPOSED OVERHEAD ELECTRIC
- UE --- EXISTING/PROPOSED UNDERGROUND ELECTRIC
- EXISTING/PROPOSED STONE WALL
- EXISTING WATERBODY/WETLAND
- EXISTING/PROPOSED TRAIL
- ST --- EXISTING/PROPOSED CULVERT W/ FLARED END SECTION
- EXISTING/PROPOSED DRIVEWAY
- EXISTING/PROPOSED FENCE
- SOIL DELINEATION LINE
- EXISTING/PROPOSED UTILITY POLE
- EXISTING/PROPOSED STORMWATER MANHOLE
- EXISTING/PROPOSED ELECTRIC TRANSFORMER
- EXISTING/PROPOSED WATER WELL
- EXISTING/PROPOSED PAVEMENT HATCH
- EXISTING / PROPOSED BUILDING
- EXISTING / PROPOSED GRAVEL DRIVEWAY/ROAD

- DRAWING NOTES:**
- EXISTING CONDITIONS AND PROPERTY BOUNDARIES FROM SURVEY TITLED "SURVEY OF PROPERTY OF 1524 COUNTY ROUTE 10 LCC" BY DANIEL J. RUSSELL, PLS. DATED 04/06/2026.
 - TOPOGRAPHY FROM 2022-2023 USGS LIDAR: HUDSON RIVER REGION, NY OBTAINED FROM NOAA.
 - ADDITIONAL EXISTING SITE FEATURES NOT INCLUDED IN SURVEY BASED ON HIGH RESOLUTION ORTHOIMAGERY FROM 2022-2023 USGS LIDAR: HUDSON RIVER REGION, NY OBTAINED FROM NOAA.
 - EXISTING PERIMETER ROAD AND EXISTING CULVERTS BASED ON POINTS COLLECTED BY C&A DURING SITE VISIT ON MAY 19, 2025.
 - ACCORDING TO THE TOWN OF TAGHKANIC ZONING MAP, THE PARCEL IS CONSIDERED TO BE WITHIN THE RESIDENTIAL - R3 ZONING DISTRICT.
 - PROJECT SITE IS LOCATED ON PROPERTY LISTED AS TAX MAP PARCEL NO. 105400-172-2-24.100.
 - ADJACENT TAX MAP BOUNDARIES BASED ON 2024 COLUMBIA COUNTY TAX MAP DATA.
 - ADDITIONAL POTENTIAL WETLAND AREAS AND STREAMS BASED ON C&A SITE VISIT ON MAY 28, 2025.
 - PROPOSED CONDITIONS FROM CONCEPTUAL SITE PLAN TITLED "WAG CREEK CAD BASEMAP" BY REGENERATIVE PATHWAYS, DATED 9/22/2025.
 - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) HAS DETERMINED THERE ARE NO DEC REGULATED WETLANDS IDENTIFIED ON THE PARCEL, AND/OR ADJACENT AREAS OF THE PARCEL. THEREFORE, NO FRESHWATER WETLANDS PERMIT IS REQUIRED. FROM LETTER TITLED "LETTER OF NO JURISDICTION - FRESHWATER WETLANDS" BY NYSDEC, DATED 06/09/2025.

SITE DATA / ZONING SUMMARY			
TAX MAP NUMBER: 172.00-02-24.1 (175 ACRES)			
ZONING DISTRICT	RESIDENTIAL (R3)		
	REQUIRED	EXISTING	PROPOSED
USE CLASSIFICATION		RESIDENTIAL	RESORT LODGE
MINIMUM LOT AREA	3 ACRES	175	NO CHANGE
LOT COVERAGE, MAX.	20%	<20%	<20%
FRONTAGE (FT)	250'	>250'	NO CHANGE
LOT WIDTH (FT)	250'	>250'	NO CHANGE
BUILDING HEIGHT (FT), MAX.	35'	<35'	<35'
YARD SETBACKS - MINIMUM (FT)			
FRONT	100'	>100'	>100'
SIDE	75'	>75'	>75'
REAR	100'	>100'	>100'

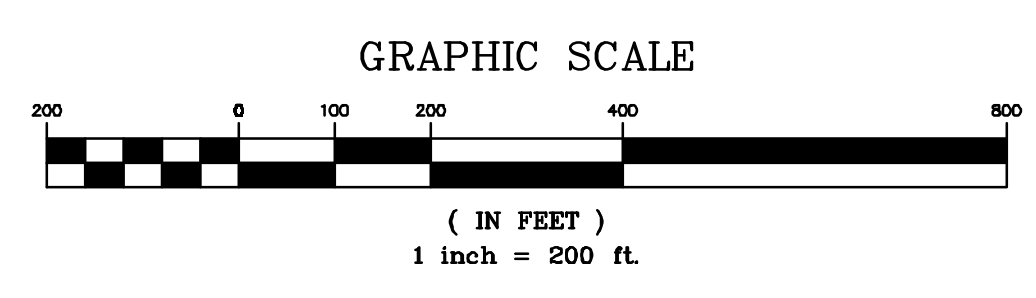
PER TOWN OF TAGHKANIC ZONING CODE DENSITY CONTROL SCHEDULE, R3 ZONE, DATED 1/4/1988 WITH AMENDMENTS IN 2017.

REV #	DESCRIPTION	DATE	BY
	WAG CREEK NY 1524 COUNTY ROUTE 10 <small>TOWN OF TAGHKANIC COLUMBIA COUNTY, NY</small>		
	SITE PLAN EXISTING CONDITIONS		

CRAWFORD & ASSOCIATES
ENGINEERING & LAND SURVEYING, PC
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www.crawfordandassociates.com

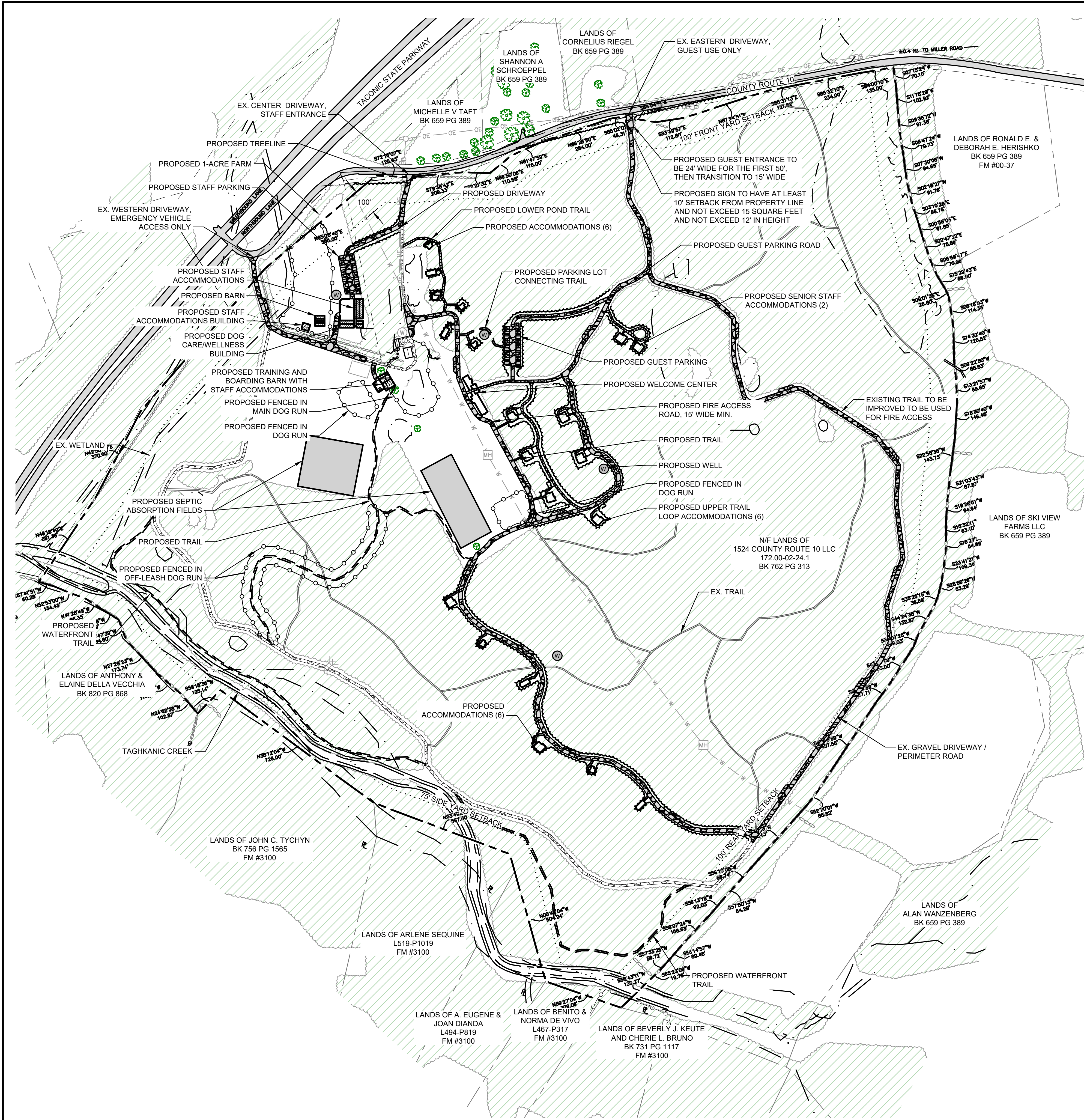
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EXISTING CONDITIONS PLAN
SCALE: 1"=200'



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DATE	05/21/2026	DRAWN BY:	JH/JB/EC	SCALE	AS SHOWN
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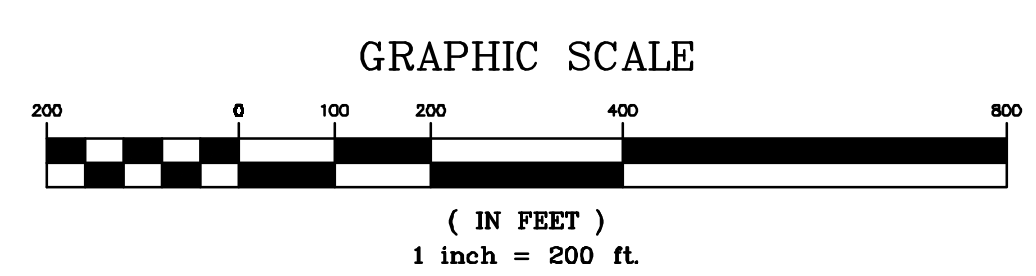
LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT / RIGHT OF WAY
- EXISTING 10' CONTOUR MAJOR INTERVAL
- EXISTING/PROPOSED ROAD EDGE
- EXISTING/PROPOSED TREELINE
- EXISTING/PROPOSED OVERHEAD ELECTRIC
- EXISTING/PROPOSED UNDERGROUND ELECTRIC
- EXISTING/PROPOSED STONE WALL
- EXISTING WATERBODY/WETLAND
- EXISTING/PROPOSED TRAIL
- EXISTING/PROPOSED CULVERT W/ FLARED END SECTION
- EXISTING/PROPOSED DRIVEWAY
- EXISTING/PROPOSED FENCE
- SOIL DELINEATION LINE
- EXISTING/PROPOSED UTILITY POLE
- EXISTING/PROPOSED STORMWATER MANHOLE
- EXISTING/PROPOSED ELECTRIC TRANSFORMER
- EXISTING/PROPOSED WATER WELL
- EXISTING/PROPOSED PAVEMENT HATCH
- EXISTING / PROPOSED BUILDING
- EXISTING / PROPOSED GRAVEL DRIVEWAY/ROAD
- PROPOSED SEPTIC ABSORPTION FIELD

- DRAWING NOTES:**
- EXISTING CONDITIONS AND PROPERTY BOUNDARIES FROM SURVEY TITLED "SURVEY OF PROPERTY OF 1524 COUNTY ROUTE 10 LLC" BY DANIEL J. RUSSELL, PLS. DATED 04/06/2026.
 - TOPOGRAPHY FROM 2022-2023 USGS LIDAR: HUDSON RIVER REGION, NY OBTAINED FROM NOAA.
 - ADDITIONAL EXISTING SITE FEATURES NOT INCLUDED IN SURVEY BASED ON HIGH RESOLUTION ORTHOIMAGERY FROM 2022-2023 USGS LIDAR: HUDSON RIVER REGION, NY OBTAINED FROM NOAA.
 - EXISTING PERIMETER ROAD AND EXISTING CULVERTS BASED ON POINTS COLLECTED BY C&A DURING SITE VISIT ON MAY 19, 2025.
 - ACCORDING TO THE TOWN OF TAGHKANIC ZONING MAP, THE PARCEL IS CONSIDERED TO BE WITHIN THE RESIDENTIAL - R3 ZONING DISTRICT.
 - PROJECT SITE IS LOCATED ON PROPERTY LISTED AS TAX MAP PARCEL NO. 105400-172-2-24.100.
 - ADJACENT TAX MAP BOUNDARIES BASED ON 2024 COLUMBIA COUNTY TAX MAP DATA.
 - ADDITIONAL POTENTIAL WETLAND AREAS AND STREAMS BASED ON C&A SITE VISIT ON MAY 28, 2025.
 - PROPOSED CONDITIONS FROM CONCEPTUAL SITE PLAN TITLED "WAG CREEK CAD BASEMAP" BY REGENERATIVE PATHWAYS, DATED 9/22/2025.
 - NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (DEC) HAS DETERMINED THERE ARE NO DEC REGULATED WETLANDS IDENTIFIED ON THE PARCEL, AND/OR ADJACENT AREAS OF THE PARCEL. THEREFORE, NO FRESHWATER WETLANDS PERMIT IS REQUIRED. FROM LETTER TITLED "LETTER OF NO JURISDICTION - FRESHWATER WETLANDS" BY NYSDEC, DATED 06/09/2025.

- PROPOSED CONDITIONS NOTES:**
- THE PROPERTY HAS THREE EXISTING SITE ENTRANCES. BASED ON FEEDBACK FROM THE TOWN, GUESTS WILL NOT USE THE DRIVEWAY CLOSEST TO THE TACONIC STATE PARKWAY. GUESTS WILL USE THE EASTERN DRIVEWAY FOR SITE ACCESS. STAFF WILL USE THE CENTER DRIVEWAY, AND THE WESTERN DRIVEWAY SHALL ONLY BE USED BY EMERGENCY VEHICLES. SEE SHEET C-1.12 FOR ADDITIONAL DETAILS.
 - ACCORDING TO SECTION V.8.4 OF THE TOWN OF TAGHKANIC ZONING CODE, "IN ANY RESIDENTIAL DISTRICT, NO OPEN OR ENCLOSED PARKING AREA SHALL ENCROACH ON ANY REQUIRED FRONT YARD OR REQUIRED OPEN AREAS. OPEN PARKING AREAS MAY ENCROACH ON A REQUIRED SIDE YARD OR REAR YARD TO WITHIN THREE FEET OF A PROPERTY LINE". NO PARKING AREAS ARE PROPOSED WITHIN THE REQUIRED YARD SETBACKS.
 - THE PROPOSED USE OF THE PROJECT SITE IS A "RESORT LODGE" PURSUANT TO A ZONING DETERMINATION ISSUED BY THE CODE ENFORCEMENT OFFICER ("CEO") DATED JANUARY 28, 2026, AS DEFINED IN SECTION XI OF THE TOWN OF TAGHKANIC ZONING CODE AND PERMITTED IN THE R-3 ZONING DISTRICT SUBJECT TO SPECIAL USE PERMIT FROM THE ZONING BOARD OF APPEALS.
 - THE PROJECT WILL COMPLY WITH APPLICABLE TOWN OF TAGHKANIC PARKING STANDARDS FOR A "RESORT LODGE" PURSUANT TO TOWN CODE SECTION V.B.1.A. THE PROJECT PROPOSES 41 TOTAL PARKING SPACES:
 - 27 PARKING SPACES FOR GUEST ACCOMMODATIONS; ONE FOR EACH BEDROOM.
 - 8 PARKING SPACES FOR STAFF ACCOMMODATIONS; ONE FOR EACH BEDROOM.
 - 6 PARKING SPACES FOR EMPLOYEES; ONE FOR EVERY FOUR EMPLOYEES.
 - THE PROJECT'S PROPOSED WELL AND SEPTIC SYSTEMS WILL COMPLY WITH ALL APPLICABLE NYSDEC AND CCDOH REGULATIONS AND OBTAIN ALL NECESSARY PERMITS FROM THE NYSDEC AND CCDOH.
 - PROPOSED SEPTIC SYSTEM LAYOUT PENDING FINAL SEPTIC DESIGN AND CCDOH / NYSDEC APPROVAL.
 - EMERGENCY AND FIRE ACCESS DESIGN PENDING COORDINATION WITH THE TOWN OF TAGHKANIC FIRE DEPARTMENT.
 - THE PROJECT PROPOSES EMERGENCY AND NON-EMERGENCY EXTERIOR LIGHTING OUTSIDE OF BUILDINGS, ALONG PATHS, AND AT PARKING LOTS.
 - EMERGENCY LIGHTING WILL BE CONNECTED TO A BACKUP GENERATOR AND PLACED ALONG EMERGENCY VEHICLE PATHWAYS AND ALL PATHWAYS THAT LEAD TO PARKING LOTS AND THE WELCOME CENTER. PARKING LOTS AND CRITICAL PATHWAY INTERSECTIONS WILL HAVE POLE LIGHTING AND THE PATHWAYS WILL HAVE BOLLARD LIGHTING.
 - FIXTURE LOCATIONS WILL BE LIMITED TO 10' MAXIMUM HEIGHT, DOWNWARD FACING AND DIRECTED TOWARDS PATHS AND AWAY FROM ADJACENT PARCELS.
 - PROPOSED STRUCTURES:
 - OVERNIGHT ACCOMMODATIONS, 18 STRUCTURES, EACH 300-600 SQ. FT.
 - TRAINING AND BOARDING BARN, APPROXIMATELY 3,000 SQ. FT.
 - DOG CARE/WELLNESS BUILDING, APPROXIMATELY 1,500 SQ. FT.
 - WELCOME CENTER, APPROXIMATELY 3,000 SQ. FT.
 - INTEGRATION FACILITY, APPROXIMATELY 600 SQ. FT.
 - SENIOR STAFF ACCOMMODATIONS, 2 STRUCTURES, APPROX. 600 SQ. FT.
 - STAFF ACCOMMODATIONS BUILDING, APPROXIMATELY 1,400 SQ. FT.
 - SUPPORT FACILITIES, APPROXIMATELY 1,900 SQ. FT.

PROPOSED CONDITIONS PLAN
SCALE: 1"=200'



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WAG CREEK NY 1524 COUNTY ROUTE 10 TOWN OF TAGHKANIC COLUMBIA COUNTY, NY			

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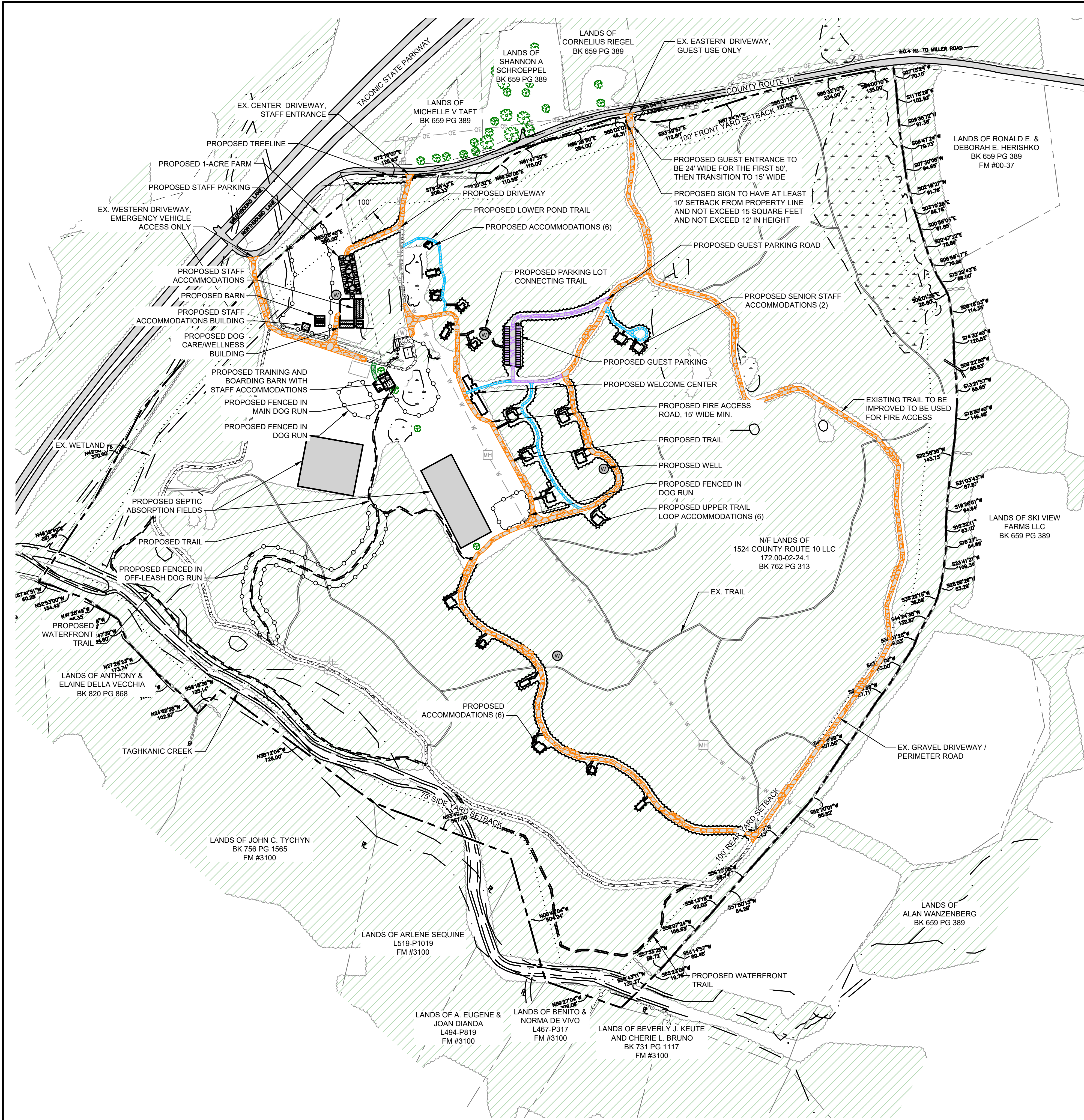
SITE PLAN
PROPOSED CONDITIONS

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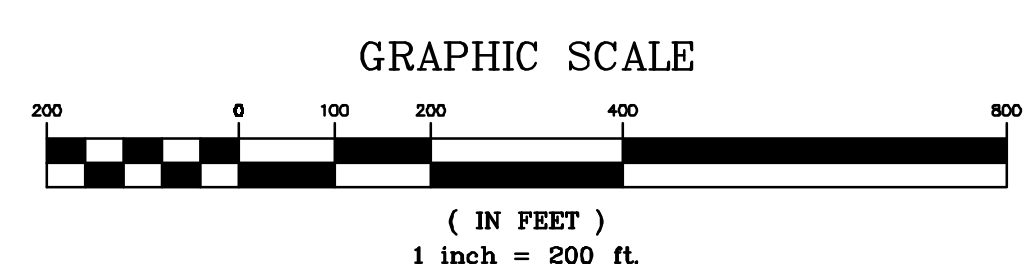


LEGEND

-  EMERGENCY VEHICLES PATHWAY, 15' WIDE MIN. WITH 26' WIDE x 50' LONG TURNOUTS SPACED EVERY 500' OR LESS.
-  GUEST AND SERVICE CAR PATHWAY, 12' WIDE MIN.
-  GOLF CART TRAILS, CARTS ONLY USED BY STAFF, 5' WIDE MIN.

- DRAWING NOTES:**
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 8. ADDITIONAL POTENTIAL WETLAND AREAS AND STREAMS BASED ON C&A SITE VISIT ON MAY 28, 2025.
 9. PROPOSED CONDITIONS FROM CONCEPTUAL SITE PLAN TITLED "WAG CREEK CAD BASEMAP" BY REGENERATIVE PATHWAYS, DATED 9/22/2025.
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PROPOSED DRIVEWAY ACCESS
SCALE: 1"=200'



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WAG CREEK NY
1524 COUNTY ROUTE 10
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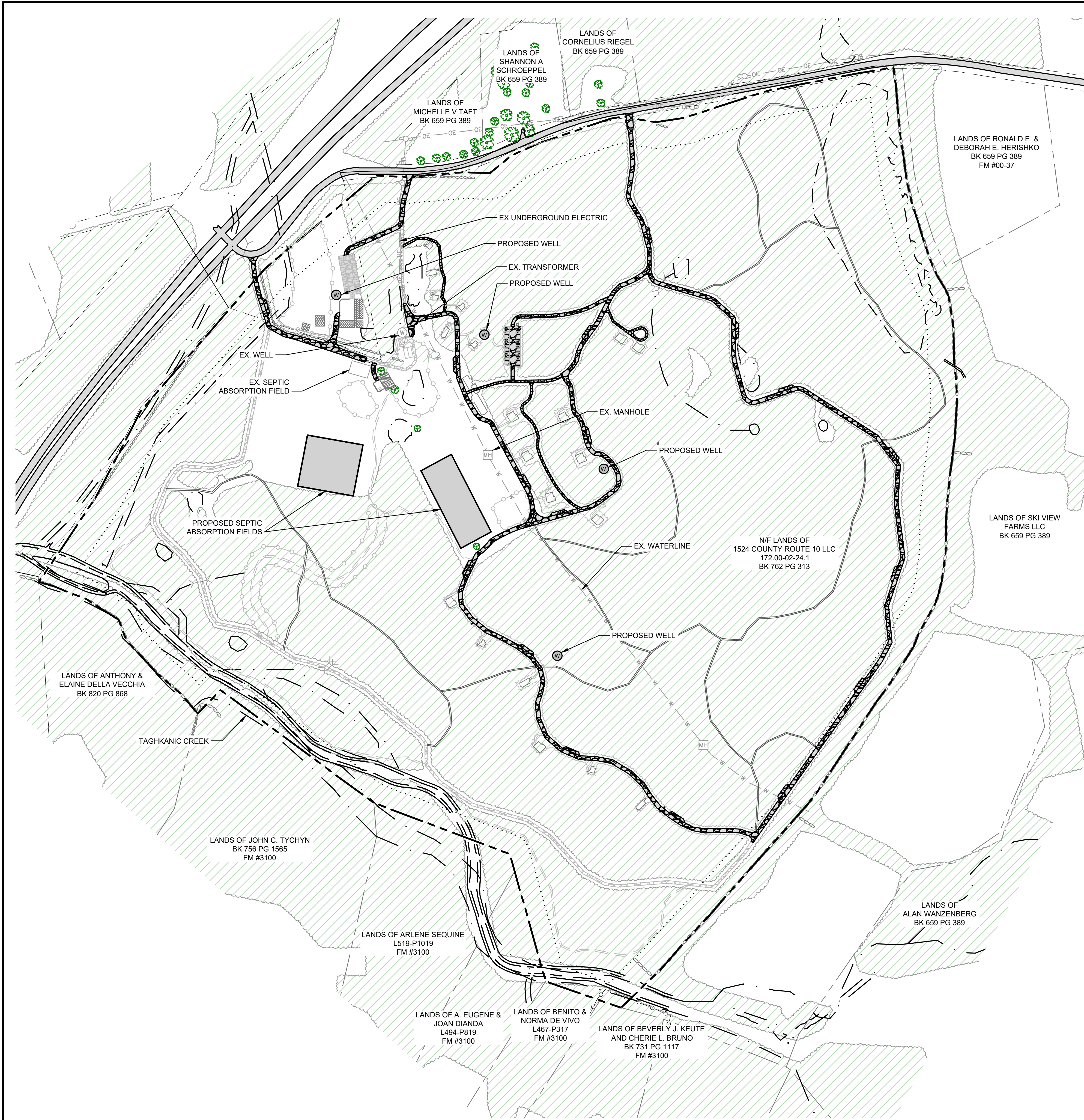
SITE PLAN
PROPOSED DRIVEWAY ACCESS



REV #	DESCRIPTION	DATE	BY
<p>WAG CREEK NY 1524 COUNTY ROUTE 10 TOWN OF TAGHKANIC COLUMBIA COUNTY, NY</p> <p>SITE PLAN PROPOSED DRIVEWAY ACCESS</p> <p>CRAWFORD & ASSOCIATES ENGINEERING & LAND SURVEYING, PC 1 Hudson City Centre #300, Hudson New York 12534 tel: (518) 828-2700 fax: (518) 828-2723 www.crawfordandassociates.com</p>			
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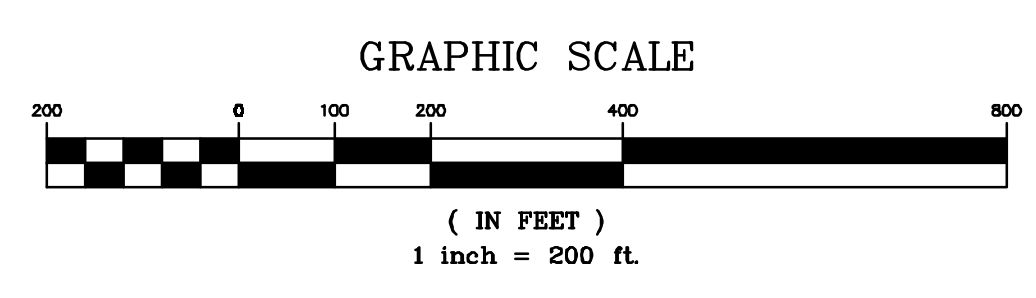
LEGEND

- EXISTING PROPERTY LINE
- EXISTING CONTOUR MAJOR INTERVAL
- EXISTING WATERBODY
- EXISTING/PROPOSED SANITARY SEWER LINE
- EXISTING/PROPOSED UNDERGROUND ELECTRIC
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PROPOSED UTILITIES PLAN
SCALE: 1"=200'



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WAG CREEK NY
1524 COUNTY ROUTE 10
TOWN OF TAGHKANIC COLUMBIA COUNTY, NY

SITE PLAN
PROPOSED UTILITIES

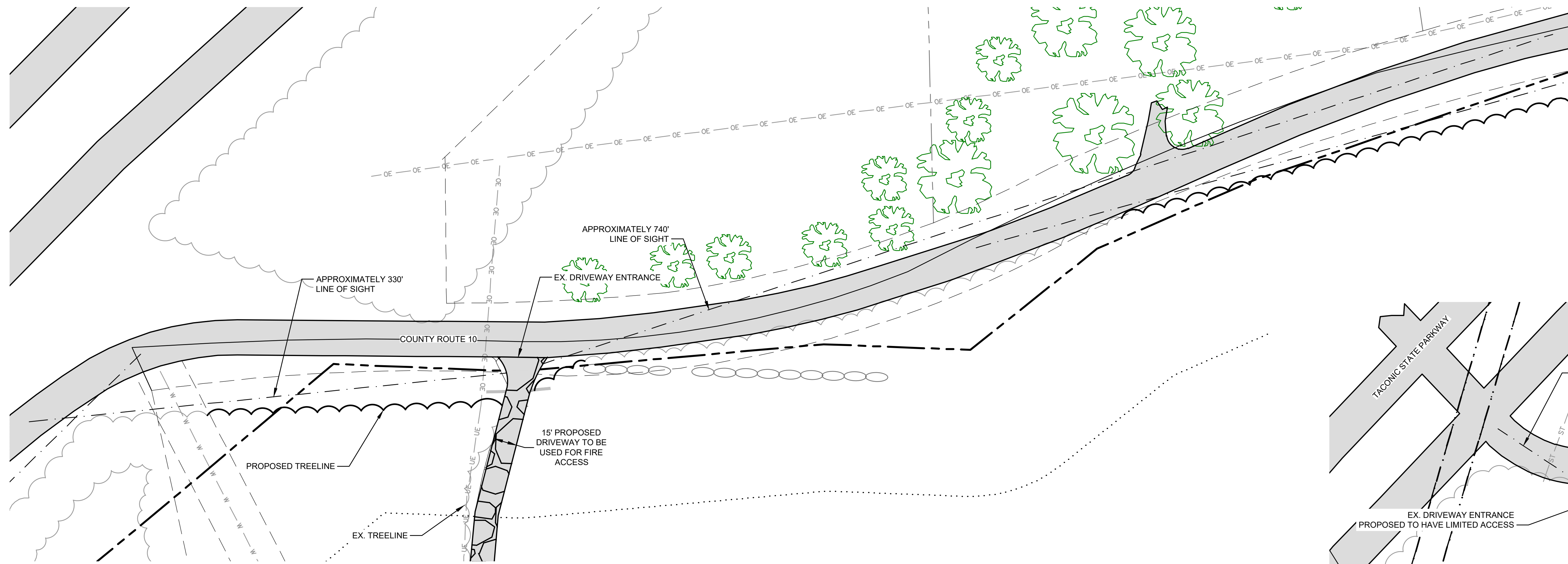


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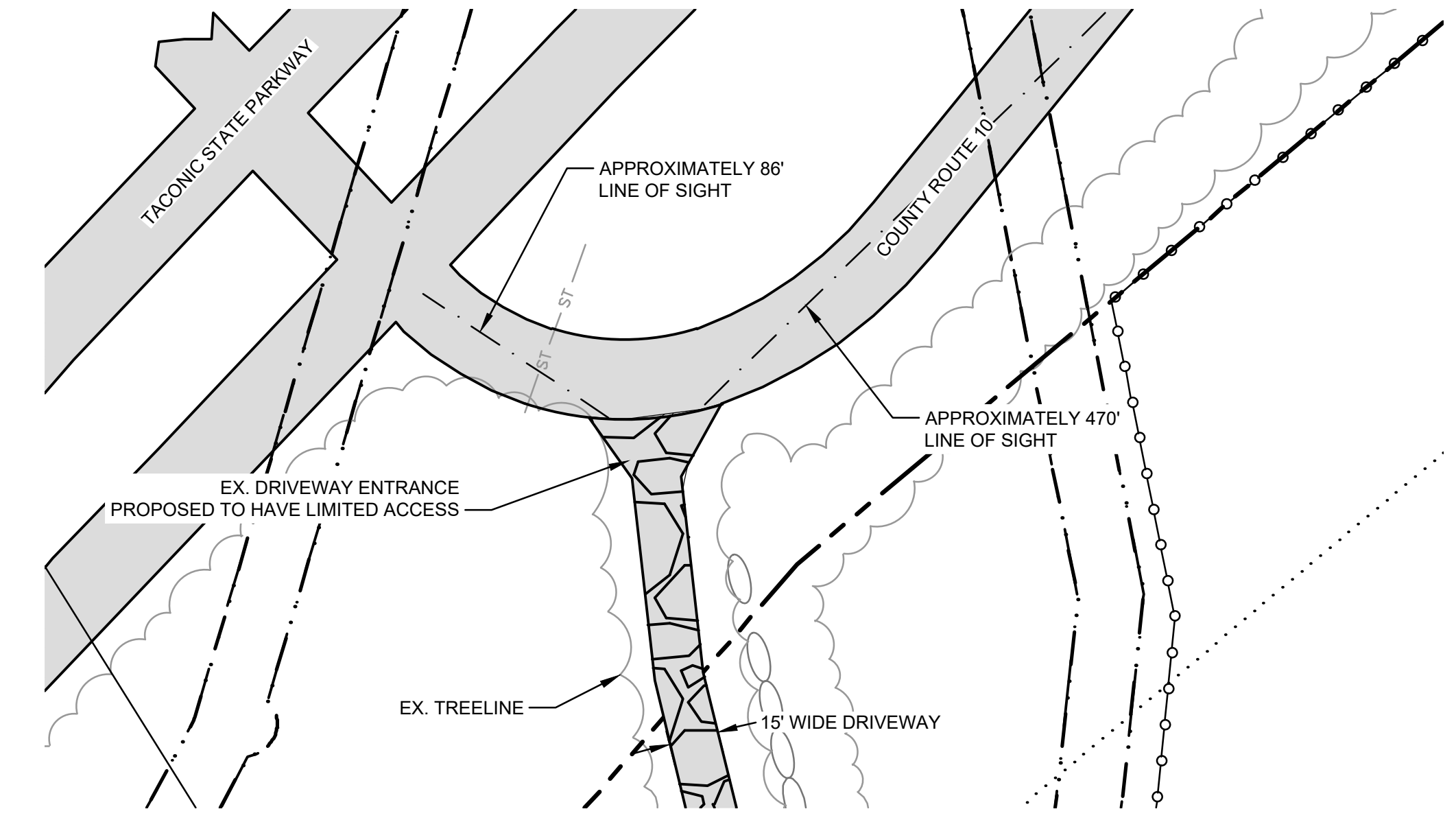
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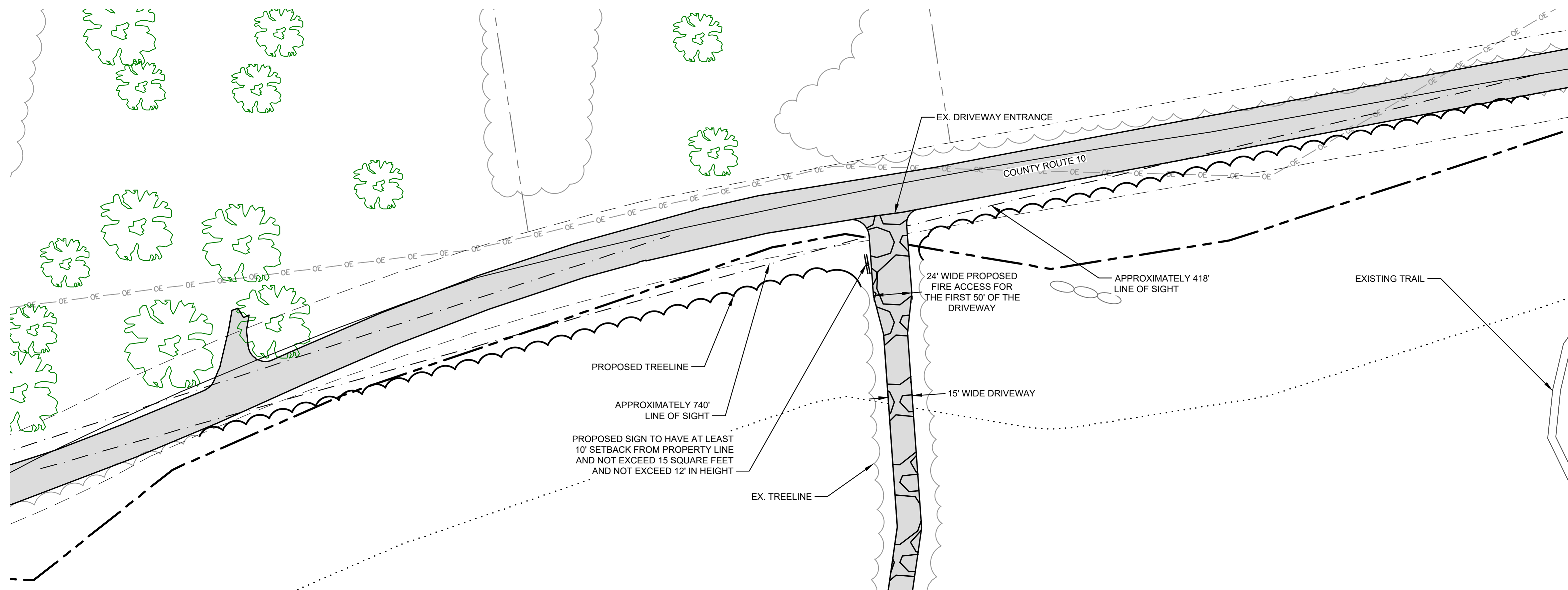
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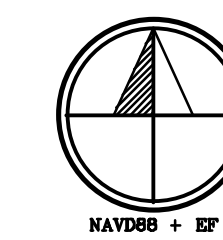
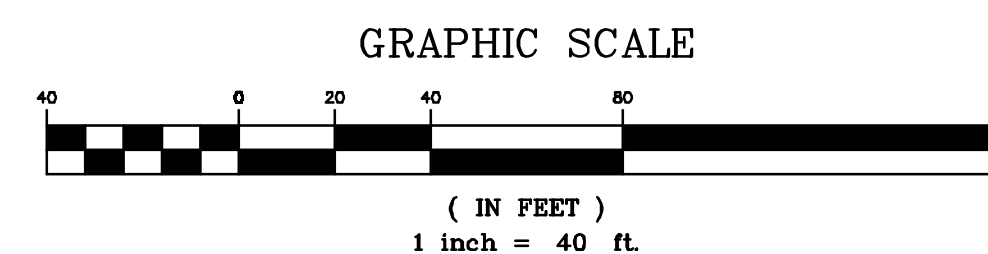
CENTER ACCESS DRIVE
SCALE: 1"=40'



WESTERN ACCESS DRIVE
SCALE: 1"=40'



EASTERN ACCESS DRIVE
SCALE: 1"=40'



REV #	DESCRIPTION	DATE	BY
WAG CREEK NY 1524 COUNTY ROUTE 10 <small>TOWN OF TAGHKANIC COLUMBIA COUNTY, NY</small>			

DRIVEWAY PLAN



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