

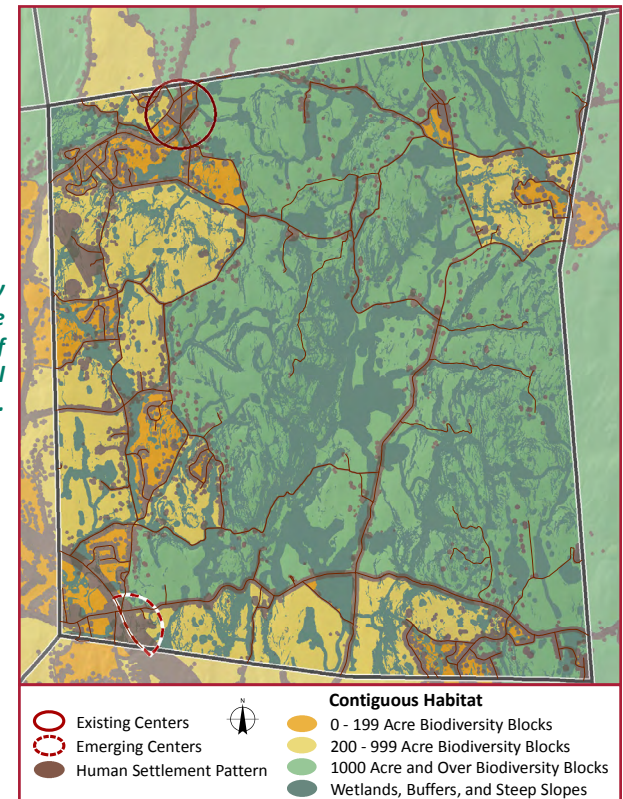
Town of Union Vale

Centers: The Town last updated its [Master Plan](#) in 2001 and adopted its [Zoning Law](#) in 2002, with additional amendments over the years. The zoning recognizes the traditional hamlet of Verbank, but recommends focusing new development in the designated Town Center district along Route 55 in order to preserve the rural qualities of the Town. The population of the Town is 4,727 while the population in the Centers is 296, or 6.3% of the total. Within the Centers are 87 residential, 3 commercial, and 1 business/industrial, 4 public, and 27 vacant properties, according to Real Property Tax records.

Verbank is a small historic Hamlet District in the northeast section of the Town. Originally founded around several mill sites, activities shifted to the east around the railroad stop at Verbank Station from 1869 through the 1930s. Now home to the Firehouse and Post Office along Route 82, Verbank has a Town Park and a distinctive linear green. The zoning allows some small-scale development, but emphasizes that new uses should not detract from the existing residential character.

The Town Center District lies along Route 55 in the southwest corner of the Town. The area currently contains two school buildings, the transfer and recycling station, and several highway commercial uses. With several large undeveloped parcels, including a Route 55 property owned by the Town, this district was intended to encourage mixed-use development. However, the setbacks, building coverage, and other zoning standards make hamlet-like development difficult. In 2003 a Town Center Committee studied development possibilities and potential changes to the Zoning Law, but there was not enough support for any significant new development.

Union Vale's Biodiversity Block Map includes nine 1,000+ acre blocks of continuous natural habitat and farmland.



Greenspaces: Union Vale has nine areas of continuous greenspaces with agricultural and natural land over 1,000 acres in size. Tymor Park alone has almost 500 acres. The Town completed a [Master Plan](#) for the park in 2004. Union Vale has 176 agricultural district parcels, 4,560 acres in agricultural production, and 1,197 acres either under conservation easement or otherwise protected.

Greenway Corridors: The Town has 9,365 acres of unbuildable area. These stream corridors, State and Federal wetlands with their buffers, floodplains, and steep slopes of 20% or more act as biodiversity connectors between greenspaces. Union Vale also has 55 miles of streams, 85 miles of roads, less than 1 mile of sidewalks, and 13 miles of trails.