

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 1 FOX LANE			
Project Location (describe, and attach a location map): 1 FOX LANE SPRING VALLEY NY 10977			
Brief Description of Proposed Action: PROPOSED SUBDIVISION ON R-2 ZONE IN SPRING VALLEY. PROPOSAL OF (2) 2 FAMILY DWELLINGS WITH SEPARATE MUNICIPAL UTILITIES. VARIANCES RQUIRED WILL BE LOT AREA, LOT WIDTH, SIDE YARD & REAR YARD. ACCORDING TO THE SITE PLAN SUBMITTED THERE SHALL BE ENOUGH SPACE PROVIDED FOR PARKING. TOTAL DISTURBANCE WILL BE KEPT TO THE SAME SIZE AS THE LOT AREA OF BOTH COMBINED LOTS. EROSION CONTROL DEVICES SHALL BE IN PLACE PRIOR TO ANY CONSTRUCTION ON SITE.			
Name of Applicant or Sponsor: 1 FOX LN LLC		Telephone:	
		E-Mail:	
Address: 1 FOX LN			
City/PO: SPRING VALLEY		State: NY	Zip Code: 10977
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: PLANNING BOARD, ZBA			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.36 acres b. Total acreage to be physically disturbed? _____ 0.36 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.36 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: ENERGY SAVING FIXTURES TO BE INSTALLED DURING THE CONSTRUCTION OF THE PROJECT _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
DRYWELLS TO BE INSTALLED TO MEET ZERO NET <hr/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>CELENTANO ENGINEERING PLLC</u> Date: <u>8/30/2024</u> Signature: <u>Anthony Celentano</u> Title: <u>P.E.</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



CONSTRUCTION EXPEDITING
AND CONSULTANTS

Step by Step Guidance from Planning ... to Reality

March 10, 2025

Re: 1 Fox Lane
Spring Valley, NY 10977
49.68-2-23

SUBJECT: Narrative

Enclosed is a two-lot subdivision for the above property. The property is in the R-1A Zoning District. The lot contains an existing single family on it and this will be removed to create a two-lot subdivision. Each lot will have a proposed two-family dwelling on it. Zero Net will be provided with drywells. The planning board on march 6th, 2024 granted a Negative declaration and referred this project to the ZBA.

The following variance will be required.

Lot 1

Min Lot Area 8,500 SF required; 8,126 SF provided.

Lot Width 80' required, 41.86' provided.

Side Yard 15' required, 10' provided.

Rear Yard 20' required, 15' provided.

Total Side Yard 30' required, 20' provided.

Street Frontage 70' required, 36.49' provided

Section 229-41A 5' required, 0' provided

Lot 2

Min Lot Area 8,500 SF required; 7,387 SF provided.

Lot Width 80' required, 44.18' provided.

Side Yard 15' required, 10' provided.

Rear Yard 20' required, 15' provide.

Total Side Yard 30' required, 20' provided.

Street Frontage 70, required, 38.51' provided

Section 229-41A 5' required, 0' provided



CONSTRUCTION EXPEDITING
AND CONSULTANTS

Step by Step Guidance from Planning ... to Reality



CONSTRUCTION EXPEDITING
AND CONSULTANTS

DEPARTMENT OF PLANNING

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building T
Pomona, New York 10970
Phone: (845) 364-3434 Fax: (845) 364-3435

Douglas J. Schuetz
Acting Commissioner

Richard M. Schiafo
Deputy Commissioner

January 07, 2025

Spring Valley Zoning Board of Appeals
200 N. Main Street
Spring Valley, NY 10977

Tax Data: 49.68-2-23

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M
Map Date: 08/30/2024

Date Review Received: 12/10/2024

Item: *1 Fox Lane (GML-24-0357)*

A variance application to allow a two-lot subdivision of a 0.36-acre lot in the R-1A zoning district and the construction of a two-family dwelling on each new lot. The existing single-family residence will be removed. Variances are requested for lot area, lot width, side yard, rear yard, and total side yard for both lots.

The south side of Fox Lane, approximately 100 feet west of Dr. Frank Road.

Reason for Referral:

Town of Ramapo

The County of Rockland Department of Planning has reviewed the above item. Acting under the terms of the above GML powers and those vested by the County of Rockland Charter, I, the Commissioner of Planning, hereby:

Recommend the Following Modifications

- 1 Permitting development that does not comply with the applicable bulk standards can set an undesirable land use precedent and result in the overutilization of individual sites. The applicant is proposing to increase the number of dwelling units on the subject property from one to four and to split a conforming lot into two undersized lots. The proposed lots would have 96% and 87% of the required lot area and 52% and 55% of the required lot width. In addition, side, total side, and rear yard variances are necessary to accommodate oversized residential buildings on undersized lots. The surrounding neighborhood consists largely of one or two family residences on similar sized parcels to the subject property. The density proposed by this project is greater than what the zoning regulations envision for the neighborhood and could encourage nearby property owners to seek similar increases in density. The ability of the existing infrastructure to accommodate increased residential density on undersized parcels is a countywide concern and must be evaluated. This evaluation must consider whether local roads will become more congested and the sewer system, stormwater management systems and the public water supply will be overburdened.

1 Fox Lane (GML-24-0357)

The Zoning Board of Appeals must consider the cumulative and regional impacts of approving the requested variances. We recommend that the proposed buildings be reduced in size to better conform to the Village's bulk requirements.

- 2 The proposed parking layouts are inadequate. For both lots, spaces 3 and 4 are in a tandem configuration. The use of tandem parking spaces creates an inconvenient and difficult parking situation preventing egress for one vehicle blocked by another. This layout will encourage residents to park vehicles off-site instead of in their designated spaces and negates the purpose of on-site parking requirements. In addition, no turnaround area is provided for these four spaces, forcing vehicles to back into the roadway. Lastly, the backup aisle for spaces 1 and 2 on both lots is approximately 18 feet, which is not an adequate distance. The parking areas must be reconfigured to provide independent access, turnaround areas, and adequate backup aisles for all spaces. In addition, the site plan must be amended to provide cross access easements for the shared driveway space that will be used as backup aisles for spaces 1 and 2.
- 3 The site plan, application review form, project narrative, and GML review form all indicate that the subject property is located in the R-1 zoning district. However, the draft zoning map available on the Village's website, which has a revision date of December 2019, indicates that the property is located in the R-1A zoning district. In addition, the surrounding area was designated as the R-1A zoning district by Local Law No. 11 in 2010. The application materials, project narrative, and site plan must be corrected to show the correct zoning district. The public hearing notice must be reviewed and, if it contains inaccurate information, re-issued.
- 4 The submitted Application Review Form has several incomplete sections, requests area variances that are inconsistent with other application materials, and the commission of the notary that affirmed the applicant's signature expired on December 19, 2020. The application form must be updated to match the other materials, provide a current notarization, and it should be completed in its entirety.
- 5 The site plan indicates that there is a property overlap along the southwestern property line. The applicant must clarify the meaning of this designation. Any discrepancies regarding parcel boundaries must be resolved prior to approval. Changes to the property lines of the parcel may impact the extent of required yard, floor area ratio, and lot area variances. If any additional variances are required, a revised application must be made and submitted to this department for review, as required by General Municipal Law.
- 6 The Town of Ramapo is the reason this proposal was referred to this department for review. The municipal boundary is approximately 310 feet southeast of the site. The Town of Ramapo must be given the opportunity to review the requested variances and provide any concerns regarding intercommunity and Countywide considerations related to the project to the Village of Spring Valley.
- 7 The applicant must comply with the conditions of the Rockland County Department of Health's letter of December 24, 2024.
- 8 The applicant must comply with all conditions made by the Rockland County Sewer District No. 1 in their letter dated December 19, 2024.
- 9 Section 255.22.C of the Village zoning regulations exempts open porches and decks from yard and coverage requirements. The Village must confirm that the proposed rear and side decks comply with this section and do not include any enclosed spaces.
- 10 All proposed building entrances, exterior stairways, decks, window wells, and walkways must be delineated on the site plan demonstrating that they will not impact yard requirements. Parking maneuverability shall not be affected by the location of these features.
- 11 The site plan indicates that the proposed structures will each have three stories and an FAR of 0.65, which is the maximum permitted for this use in the R-1A district. However, the site plan shows a building footprint of approximately 3,040 square feet for Lot 1 and 2,705 square feet for Lot 2. If each story will have a floor area equal to the footprint, the proposed structures on Lots 1 and 2 will have a gross floor area of roughly 9,120 square feet and 8,115 square feet, respectively. This would result in an FAR of 1.12 for

1 Fox Lane (GML-24-0357)

Lot 1 and an FAR of 1.09 for Lot 2. Although these are estimates, these FARs would be 72% and 68% greater than the allowed maximum FAR of 0.65. The magnitude of this discrepancy requires further attention. The applicant must demonstrate that the proposed structures will conform to the Village's FAR requirement by providing FAR calculations. These calculations must include a floor-by-floor tally of gross floor area and, if applicable, a statement that the basement is exempt from FAR requirements due to its height. If either FAR exceeds the allowable 0.65, then the variance application must be amended and the public hearing notice must be reissued. Any application that is revised due to an increase in FAR must be sent to this department for review.

- 12 The Designated Street Line (DSL) must be indicated on the site plan. Any appropriate lot area deductions must be indicated. Any additional variances required due to a change in measurement must be submitted to this department for review, as required by New York State General Municipal Law, Section 239-m (3)(a) (v). In addition, no parking may be located outside of the DSL.
- 13 Pursuant to New York State General Municipal Law (GML) Sections 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County's Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.
- 14 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County agencies are prohibited from issuing a county permit, license, or approval until the report is filed with the County's Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner's report approving the proposed action or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.
- 15 The following additional comments are offered strictly as observations and are not part of our General Municipal Law (GML) review. The Board may have already addressed these points or may disregard them without any formal vote under the GML process:
 - 15.1 A denial letter from the building department was not included with the variance application as is typically provided. If the building department's review of the application results in the need for additional or modified variances then those changes must be submitted to this department for review, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).
 - 15.2 The subject site should be centered on the vicinity map with zoning districts and the municipal boundaries labeled.
 - 15.3 The proposed building heights must be indicated on the bulk table, rather than "< 35'." The bulk table shall not include estimations.
 - 15.4 Map Note #6 should reference Section 239 L, M, & N as the proposed project involves variance and subdivision applications.
 - 15.5 The Rockland County Planning Department previously issued a GML review for a variance application to allow a two-lot subdivision and the construction of a two-family dwelling on November 18, 2020. We have not received any meeting minutes from the Spring Valley Zoning Board of Appeals regarding any actions or overrides. As required under Section 239-m 6 of the State General Municipal Law, within thirty days after final action, the referring body shall file a report of the final action it has taken with the county planning agency. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.
 - 15.6 The application review form indicates that water is provided by United Water. This should be corrected to Veolia North America.



Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Alan Simon, Spring Valley
Rockland County Department of Health
Rockland County Office of Buildings and Codes
Rockland County Planning Board
Rockland County Sewer District No. 1
Town of Ramapo Planning Board
Anthony R. Celentano P.E.
Construction Expediting

*New York State General Municipal Law § 239(5) requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.

The review undertaken by the County of Rockland Department of Planning is pursuant to and follows the mandates of Article 12-B of the New York General Municipal Law. Under Article 12-B the County of Rockland does not render opinions nor determines whether the proposed action reviewed implicates the Religious Land Use and Institutionalized Persons Act. The County of Rockland Department of Planning defers to the municipality referring the proposed action to render such opinions and make such determinations as appropriate under the circumstances.

In this respect, municipalities are advised that under the Religious Land Use and Institutionalized Persons Act, the preemptive force of any provision of the Act may be avoided (1) by changing a policy or practice that may result in a substantial burden on religious exercise, (2) by retaining a policy or practice and exempting the substantially burdened religious exercise, (3) by providing exemptions from a policy or practice for applications that substantially burden religious exercise, or (4) by any other means that eliminates the substantial burden.

Pursuant to New York State General Municipal Law §§ 239-m and 239-n, the referring body shall file a report of its final action with the County of Rockland Department of Planning within thirty (30) days after the final action. A referring body that acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

ROCKLAND COUNTY SEWER DISTRICT NO. 1

4 Route 340
Orangeburg, New York 10962
Phone: (845) 365-6111 Fax: (845) 365-6686
RCSD@co.rockland.ny.us

Michael Specht
Chairman

Michael R. Saber, P.E.
Executive Director

December 19, 2024

Ms. Janay Jordan
Planning & Zoning Secretary
Village of Spring Valley
200 North Main Street
Spring Valley, NY 10977

Re: 1 Fox Lane
Tax Lot 05/49.68-2-23 (formerly 15.SV/27/M42)

Dear Ms. Jordan:

Our office has received and reviewed a plot plan that was last revised on August 30, 2024, which Anthony R. Celentano, PE prepared for the above referenced project. We thank you for the opportunity to comment on this application. Our comments are as follows:

2. The sanitary sewers from this subdivision would connect to the District's sewer system.
 - a. Upon review of this application, the District has determined that an impact fee is required, in accordance with Sections 502A and 1317 of the *Rockland County Sewer Use Law* as last amended in 2010.
 - b. Approval of this application and the variances for the 2-lot subdivision of a 15,513 square foot lot in the R-1 District with a two-family dwelling on Lot #1 and a two-family dwelling on Lot #2 will result in two (2) additional sewer units. **Therefore, the applicant must submit a check in the amount of five thousand five hundred fifty dollars (\$5,550.00) payable to Rockland County Sewer District No. 1 within thirty (30) days of approval.**
 - c. If the use or occupancy of the lot with the one-family dwelling exceeds one (1) unit or the lot with the two-family dwelling exceeds two (2) units (e.g., with apartments, guest suites, a house of worship, a school, a daycare center, or home occupations), the District will require further review and the owner will have to pay an additional impact fee.

Rocklandgov.com

- d. We request that payment of the impact fee be made to the District before the structures are connected to the sewerage system.
 - e. We request that the Board notify the District upon approval of the project.
- 2. All permits, fees and inspections associated with sanitary sewer connections within the Village of Spring Valley are the responsibility of the District. If construction of the proposed addition requires any work on the sewer connection outside of the structure, a hookup permit must be obtained from the District prior to starting the sewerage portion of this job. This will require approval of the details for connecting to the existing sewers, submittal of the County Planning Information Certification, and all necessary insurance, bonds, indemnification and permit fees.
 - 3. Details for sanitary sewer construction, if any, must comply with the District's construction standards and should be shown on the plans.
 - 4. Any existing sewer connection proposed to be abandoned must be plugged between the edge of the right-of-way and the curb line with a permanent watertight plug or cap encased in concrete, and will require a permit from the District with submittal of the County Planning Information Certification.

Please inform us of all developments in this project. If you have any questions, please contact this office at 845-365-6111.

Very truly yours,



Lorelei Greene Tinston
Engineer I

cc: M. Saber M. Dolphin M. Castro S. Flanagan-Ramos
Anthony R. Celentano, P.E. – 31 Rosman Road, Thiells, NY 10984-1334
Kalman Herskovits – Construction Expediting, 134 Route 59, Suite 201, Suffern, NY
10901-4917
Chananya & Esther Silber – 1 Fox Lane, Spring Valley, NY 10977

File: TOR 49.68-2-23 – 1 Fox Lane
Impact Fees
Reader



CENTER FOR ENVIRONMENTAL HEALTH

Dr. Robert L. Yeager Health Center
50 Sanatorium Road, Building D
Pomona, New York 10970
Phone: (845) 364-2608 Fax: (845) 364-2025



Public Health
Prevent. Promote. Protect.

EDWIN J. DAY
County Executive

SAMUEL RULLI, PE
Director, Environmental Health

December 24, 2024

Ms. Janay Jordan, Planning and Zoning Secretary
Village of Spring Valley
200 North Main Street
Spring Valley, New York 10977

Re: Municipal Referral
GML-24-0357
1 Fox Lane
2-Lot Subdivision each w/2-Family Residence
Tax lot 49.68-2-23

Dear Ms. Jordan:

We have received an application and plans as prepared by Anthony R. Celentano, P.E., revised through August 30, 2024, for the above referenced project. Comments are as follows:

1. Our records indicate that there is an existing well on the property. Location of the well is to be provided on the plans, and it is to be noted on the plans that the well is to be decommissioned in accordance to Article II of the Rockland County Sanitary Code. The decommissioning process includes submission of an application and subsequent completion report. A Certificate of Occupancy should not be issued until this office has deemed that the decommissioning is completed.
2. Application is to be made to the RCDOH for review of the storm water management system for compliance with the County Mosquito Code.

If you have any questions regarding this matter, do not hesitate to call.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Brandon Durant", is written over a light blue horizontal line.

Brandon Durant, Ph.D.
Assistant Public Health Engineer
durantb@co.rockland.ny.us
(845) 364-2642

cc: Cole Warren, Rockland County Department of Planning
Anthony R. Celentano, P.E.
Wellpermits, RCDOH (via email)
MBSP (via email)

APPLICATION REVIEW FORM

PART I

Name of Municipality VILLAGE OF SPRING VALLEY Date 9/23/20

Please check all that apply:

<input type="checkbox"/> Planning Board	<input type="checkbox"/> Village Board
<input type="checkbox"/> Zoning Board of Appeals* (*Fill out Parts I & II of this form)	<input type="checkbox"/> Historical Board
	<input type="checkbox"/> Architectural Board
<input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> # of Lots	<input type="checkbox"/> Pre-preliminary/Sketch
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Final
<input type="checkbox"/> Conditional Use	
<input type="checkbox"/> Zoning Code Amendment	
<input type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance <input type="checkbox"/> Area <input type="checkbox"/> Use	Meeting Date <u> </u>

Project Name: 1 Fox Lane

Tax Map Designation:

Section 49.68 Block 2 Lot(s) 23

Section Block Lot(s)

Location: On the West side of Fox Ln,
app 70 feet South of DR Frank Rd in the
Village of Spring Valley.

Project Street Address: 1 Fox Lane SV NY 10977

Acreage of Parcel 0.36 Zoning District R-1

School District EAST RAMAPO Postal District SPRING VALLEY

Fire District SPRING VALLEY Ambulance District SPRING HILL

Water District UNITED WATER Sewer District ROCKLAND #1

Project Description: *(If additional space required, please attach a narrative summary.)*

Two Lot Subdivision

APPLICATION REVIEW FORM

If subdivision:

- 1) Is any variance from the subdivision regulations required? _____
- 2) Is any open space being offered? ____ If so, what amount? _____
- 3) Is this a standard or average density subdivision? _____

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____
- 4) Number of Buildings _____

If special permit, list special permit use and what the property will be used for.

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area. _____

Are there **streams** on the site? If yes, please provide the names. _____

Are there **wetlands** on the site? If yes, please provide the names and type. _____

Project History: Has this project ever been reviewed before? _____

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

APPLICATION REVIEW FORM

Applicant's Combined Affidavit and Certification

State of New York)
County of Rockland) ss.:
Village of Spring Valley)

CHANANYA D & ESTHER ⁺_____, being duly affirmed, deposes and says:
Applicant's Name

I am the applicant in this matter. I make these statements to induce the Village of Spring Valley, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Village will rely upon the statements made herein.

1. Verification of Facts. All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.

2. Consent to Enter. I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.

3. Affidavit Pursuant to General Municipal Law Section 809. All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

A. I certify that I am the owner, officer, member or agent of owner, of all that certain lot, piece or parcel of land and/or building described in this application **and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief below set forth:

B. There is no state officer, Rockland County officer or employee or village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such village officer or employee nor any member of his family in any of the foregoing classes

APPLICATION REVIEW FORM

is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

C. To the extent that the same is known to your applicant, and to the owner of the subject premises **there is disclosed herewith** the interest of the following officer or employee of the State of New York or the County of Rockland or of the Village of Spring Valley in the petition, request or application or in the property or subject matter to which it relates:

(if none, so state)

- a. Name and address of officer or employee N/A

- b. Nature of interest _____
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. _____

- f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Village of Spring Valley.

D. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

4. Reimbursement for Professional Consulting Services. I understand that the Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or

APPLICATION REVIEW FORM

pursuant to an existing contractual agreement between the village and each such consultant for the cost of such consultant services upon receipt of the bill.

5. Application Fee(s)

I, CHANANYA D & ESTHER SILBER, have paid to the Village Clerk and/or Treasurer, the required fee for this application. (The fee is subject to the Schedule of Fees of the municipality). I shall review a copy of the zoning Local Law and Land Development Regulations, and be ready and prepared to review this application when scheduled. The Village Board, Planning Board, or Zoning Board of Appeals in the review of any application described above, may refer the subject application to an engineering, planning, environmental, or other technical consultant as such Board shall deem reasonably necessary to enable it to review the application as required by law.

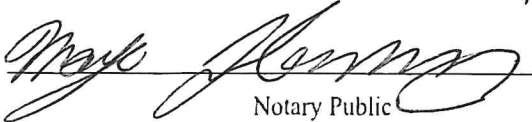
I agree to establish an escrow account with the Village of Spring Valley from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Village. Any additional sums needed to pay the Village's consultants shall be paid prior to final action on the application. The Village may suspend processing of the application if there is a deficiency in the escrow account. Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Village.

Applicant's Signature

Print Applicant's Name CHANANYA D & ESTHER SILBER

Affirmed to before me this

7 day of OCT, 2024


Notary Public

MAYER JACOBOWITZ
Notary Public, State of New York
No. 01JA6351978
Qualified in Rockland County
Commission Expires Dec 19, 2024

I have received from _____ the sum of _____ on this date

_____.

Reviewed by the _____ on _____ Village Clerk/Treasurer

Action Taken: _____

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Village of Spring Valley)

I, CHANANYA D & ESTHER SILBER being duly affirmed, hereby
depose and say that I reside at: 1 Fox Lane

in the county of Rockland in the state of NY

I am the (* sole) owner in fee simple of premises located at:
1 Fox Lane SV NY 10977

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber _____ of conveyances, page _____ or as Instrument ID # _____

Said premises have been in my/its possession since _____. Said premises are also
known and designated on the Town of Ramapo / Clarkstown Tax Map as:
section _____ block _____ lot(s) _____

I hereby authorize the within application on my behalf, and that the statements of fact
contained in said application are true, and agree to be bound by the determination of the
board.

Owner

Mailing Address

1 Fox Lane SV NY 10977

Affirmed to before this

7 day of OCT, 2024

Mayer Jacobowitz
Notary Public

MAYER JACOBOWITZ
Notary Public, State of New York
No. 01JA6351978
Qualified in Rockland County
Commission Expires Dec 19, 2024

* If owner is a corporation or LLC, fill in the office held by deponent and name of
corporation or LLC, and provide a list of all directors, officers, and stockholders
owning more than 5% of any class of stock and all members having greater than 5%
beneficial interest.

APPLICATION REVIEW FORM

Owners of Nearby Properties:

That the following are all of the owners of property within 500 feet radius from the premises as to which this application is being taken.

SECTION/BLOCK/LOT	NAME	ADDRESS
-------------------	------	---------

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

(use additional paper if needed)

Affirmed to before this

_____ day of _____, 20_____

Notary Public

APPLICATION REVIEW FORM

PART II*

Application before the Zoning Board of Appeals

Application, petition, or request is hereby submitted for:

- ☐ Area Variance from the requirement of Section _____;
- ☐ Use Variance from the requirement of Section _____;
- ☐ Special permit per the requirements of Section _____;
- ☐ Review of an administrative decision of the Building Inspector;
- ☐ An order to issue a Certificate of Occupancy;
- ☐ An order to issue a Building Permit;
- ☐ An interpretation of the Zoning Ordinance or Map;
- ☐ Certification of an existing non-conforming structure or use;
- ☐ Other (*explain*) _____;

To permit construction, maintenance and use of _____

Previous Appeal:

- a. A previous appeal ____has, or ____ has not, been made with respect to this property.
- b. Such appeal was in the form of:
 - ____ An AREA Variance; or
 - ____ A USE Variance; or
 - ____ Appeal from decision of Village Official or Officer; or
 - ____ Interpretation of the Zoning Ordinance or Map; or
 - ____ Other
- c. The previous appeal described above was appeal number _____,
dated _____ and was _____ (Granted/Denied).

TO ALL APPLICANTS: Complete all relevant information by the section or sections pertaining to your appeal ONLY. You may also include extra pages to supplement this form with a narrative explanation. At the time of the hearing, you must present written documentation in support of all the statements made in this application. You must also substantiate all financial information supplied.

APPLICATION REVIEW FORM

A. AREA VARIANCE (This section to be completed only for an AREA variance. Use additional pages, if needed.)

This application seeks a variance from the provisions of Article _____, Section(s) _____. Specifically, the applicant seeks a variance from the requirements from:

Lot # 1

Dimension*	Column	Required	Provided
Lot Area		8500	8120
Lot Width		80	41.86
Lot Area			
Street Frontage			
Front Yard			
Side Yard		15	10
Rear Yard		20	15
Total Side Yard		30	20
Building Height			
Number of Stories			
Floor Area Ratio			
Number of Parking Spaces			
Parking in Front Yard			
Enlargement of a Non-Conforming Use			

*e.g., front yard, side setback, FAR, etc.

1. Is the requested variance the minimum necessary to relieve the practical difficulty or economic injury? _____

Describe: _____

2. Is the variance substantial in relation to the zoning code? _____

Explain: _____

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? _____

Explain: _____

APPLICATION REVIEW FORM

A. AREA VARIANCE (This section to be completed only for an AREA variance. Use additional pages, if needed.)

This application seeks a variance from the provisions of Article _____, Section(s) _____. Specifically, the applicant seeks a variance from the requirements from:

Lot # 2

Dimension*	Column	Required	Provided
Lot Area		8500	7387
Lot Width		80	44.18
Lot Area			
Street Frontage			
Front Yard			
Side Yard		15	10
Rear Yard		20	15
Total Side Yard		30	20
Building Height			
Number of Stories			
Floor Area Ratio			
Number of Parking Spaces			
Parking in Front Yard			
Enlargement of a Non-Conforming Use			

*e.g., front yard, side setback, FAR, etc.

1. Is the requested variance the minimum necessary to relieve the practical difficulty or economic injury? _____

Describe: _____

2. Is the variance substantial in relation to the zoning code? _____

Explain: _____

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? _____

Explain: _____

APPLICATION REVIEW FORM

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? _____

Explain: _____

5. Will the granting of this variance affect the health, safety, or welfare of the neighborhood or community? _____

Explain: _____

6. Will there be any affect on governmental facilities or services if this variance is granted? _____

Describe: _____

7. Other factors I/we wish the Board to consider in this case are

B. USE VARIANCE *(This section to be completed only for a USE variance. Use additional pages, if needed.)*

1. This property cannot be used for any uses currently permitted in this zone because:

2. The problem with this property is due to unique circumstances and not to the general conditions of the neighborhood in that:

3. The use requested by this variance will not alter the essential character of the neighborhood in that:

4. The amount paid for the entire parcel was: _____

5. The date of purchase of the property was: _____

6. The present value of the entire property is: _____

7. The monthly expenses attributed to normal and usual maintenance of the property are: _____

8. The annual taxes on the property are: _____

APPLICATION REVIEW FORM

9. The current income from the property is: _____

10. The amount of mortgages and other encumbrances on the property in question is:

- a. Date of mortgage: _____
- b. Scheduled maturity (payoff) date: _____
- c. Present monthly payment amount: _____
- d. Current principal balance: _____
- e. Current interest rate: _____

11. Other factors I/we wish the Board to consider in this case are:

C. APPEAL OF DECISION OF BUILDING INSPECTOR *(This section to be completed for an appeal, only. Use additional pages, if needed.)*

1. Name and position of official making the decision:

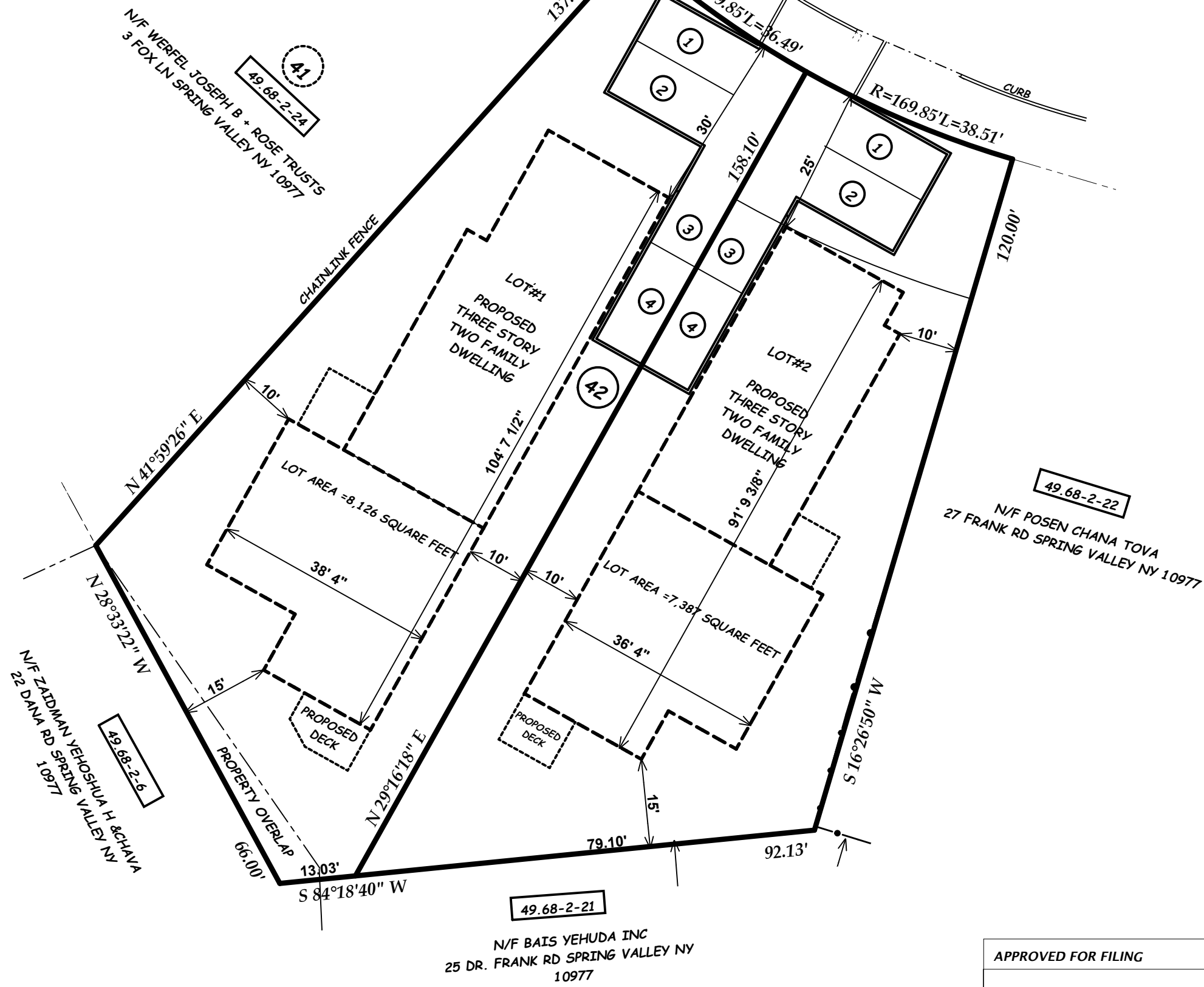
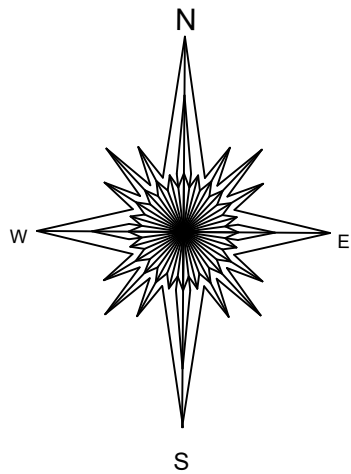
2. Nature of decision:

3. The decision described above is hereby appealed because:

D. INTERPRETATION OF ZONING CODE *(This section to be completed for an interpretation, only. Use additional pages, if needed.)*

1. Section(s) to be interpreted: _____

2. An interpretation of the Zoning Code is requested because:



ZONE: R-1										
BULK REQUIREMENTS					PROPOSED TWO FAMILY DWELLING					
USE GROUP C LOT#1	MIN. LOT AREA	LOT WIDTH	MINIMUM FRONT DEPTH	SIDE YARD	REAR YARD	TOTAL SIDE YARD	MAXIMUM NUMBER OF STORIES	MAXIMUM HEIGHT	FLOOR AREA RATIO	PARKING
REQUIRED	8,500 SF	80'	25'	15'	20'	30'	3	35'	0.65	4
PROVIDED	8,126 SF*	41.86"	30'	10"	15"	20"	3	<35'	0.65	4

* VARIANCE REQUIRED

ZONE: R-1										
BULK REQUIREMENTS					PROPOSED TWO FAMILY DWELLING					
USE GROUP C LOT#2	MIN. LOT AREA	LOT WIDTH	MINIMUM FRONT DEPTH	SIDE YARD	REAR YARD	TOTAL SIDE YARD	MAXIMUM NUMBER OF STORIES	MAXIMUM HEIGHT	FLOOR AREA RATIO	PARKING
REQUIRED	8,500 SF	80'	25'	15'	20'	30'	3	35'	0.65	4
PROVIDED	7,387 SF*	44.18"	25'	10"	15"	20"	3	<35'	0.65	4

* VARIANCE REQUIRED

PARKING CALCULATIONS:
2 SPACES PER UNIT
1 DWELLING=2 UNITS
THEREFORE = 4 PARKING SPACES REQUIRED PER LOT

FAR CALCULATED BY ARCHITECT



- NOTES:
1. TAX MAP NUMBER- MAP 49.68-2-23
 2. APPLICANT: 1 FOX LN LLC
1 FOX LN
SPRING VALLEY, NY 10977
 3. OWNER: SAME AS APPLICANT
 4. TOTAL AREA= 15,513.69 SQUARE FEET = 0.36 ACRES
 5. TOTAL NUMBER OF LOTS 2
 6. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION 239L&M OF THE GENERAL MUNICIPAL LAW WHEN APPLICABLE.
 7. INFORMATION REGARDING PLAT REVIEW, APPROVAL, AND DETAILS IS AVAILABLE IN THE SPRING VALLEY PLANNING BOARD FILES.
 8. PROPERTY IS NOT LOCATED IN FLOOD PLAIN OVERLAY DISTRICT

- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
- 2) SEWER DISTRICT: RGSB#1
- 3) WATER DISTRICT: VEOLIA
- 4) FIRE DISTRICT: SPRING VALLEY
- 5) AMBULANCE DISTRICT: SPRING HILL
- 6) POLICE DISTRICT: SPRING VALLEY
- 7) SCHOOL DISTRICT: EAST RAMAPO



TAX MAP DESIGNATION: 49.68-2-23
PROPOSED SUBDIVISION
PLAN FOR
1 FOX LN

TOWN OF RAMAPO, ROCKLAND COUNTY

SPRING VALLEY, NEW YORK

AUGUST 25, 2020 SCALE: 1" = 20'

0 20 40 60

ANTHONY R. CELENTANO P.E.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celetano LIC#76244

SHEET 1 OF 4

8 6 2 0

APPROVED FOR FILING	
OWNER	DATE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF SPRING VALLEY, NEW YORK, ON THE _____ DAY OF _____, 2024, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL. SIGNED THIS _____ DAY OF _____, 2024

CHAIRMAN

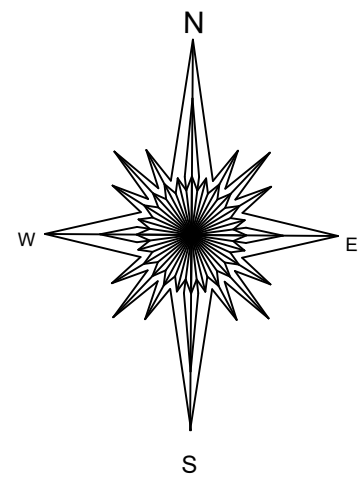
CLERK

LOT AREA = 15,513.69 SQUARE FEET

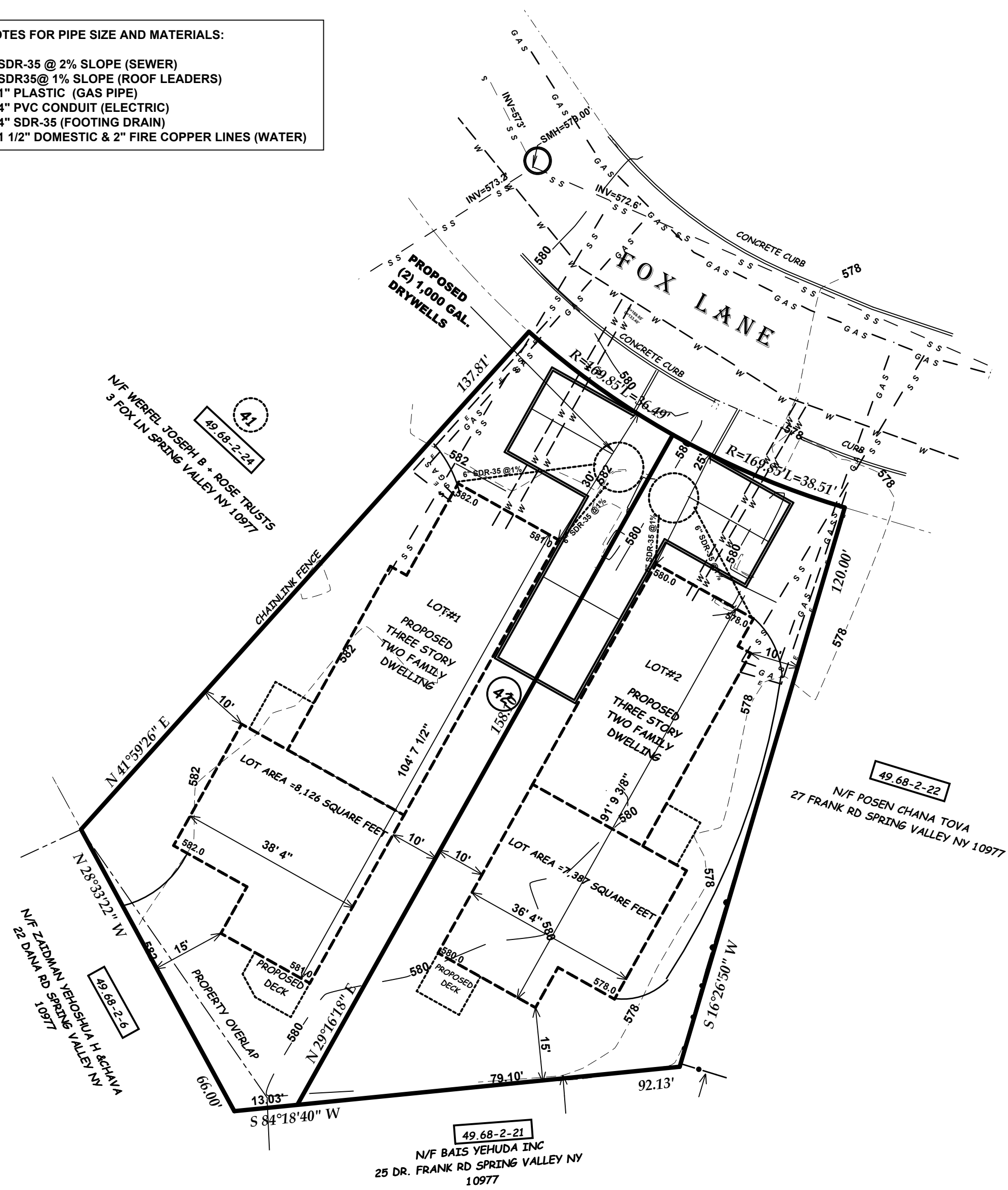
BEING LOT 42 BLOCK M ON A CERTAIN MAP ENTITLED "SECTION TWO, BLUEBERRY HILL"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #2966 BOOK #64 PAGE #26 ON 04/24/1962.

#	DATE	DESCRIPTION
3		
2		
1	8/30/2024	SUBMISSION FOR PLANNING BOARD

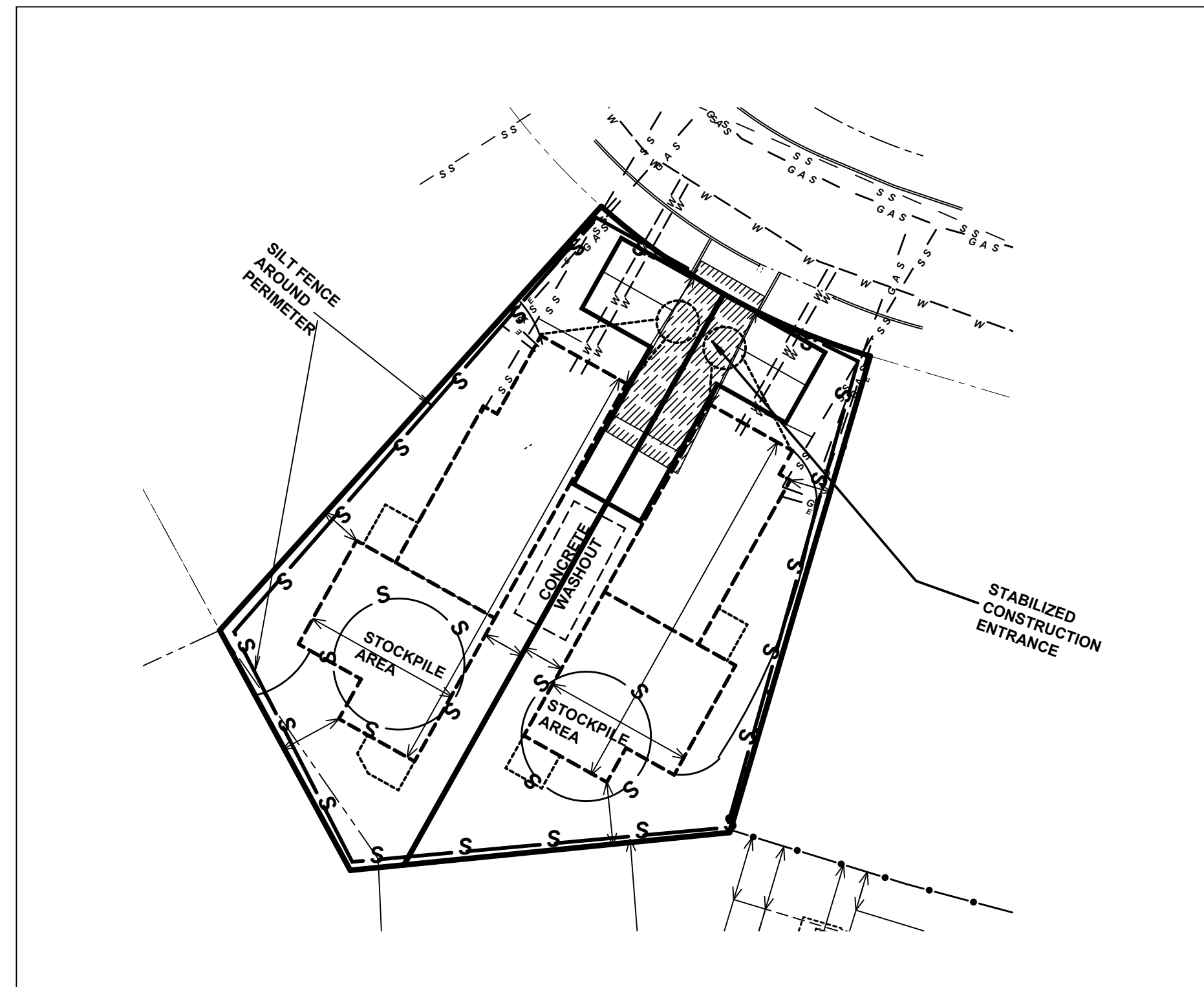
NOTE:
"IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY."
"ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL ARE THE PRODUCT OF THE LAND SURVEYOR."
"THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSES AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR, EXCEEDS THE SCOPE OF THE ENGAGEMENT."
THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE
EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE NOT VISIBLE ARE NOT SHOWN.



- NOTES FOR PIPE SIZE AND MATERIALS:
1. SDR-35 @ 2% SLOPE (SEWER)
 2. SDR35@ 1% SLOPE (ROOF LEADERS)
 2. 1" PLASTIC (GAS PIPE)
 4. 4" PVC CONDUIT (ELECTRIC)
 5. 4" SDR-35 (FOOTING DRAIN)
 6. 1 1/2" DOMESTIC & 2" FIRE COPPER LINES (WATER)



PROPOSED EROSION CONTROL MEASURES



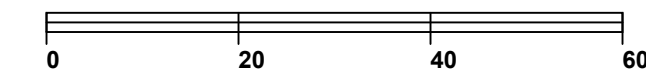
TAX MAP DESIGNATION: 49.68-2-23
PROPOSED GRADING,
UTILITIES & EROSION
CONTROL PLAN FOR

1 FOX LN

TOWN OF RAMAPO, ROCKLAND COUNTY

SPRING VALLEY, NEW YORK

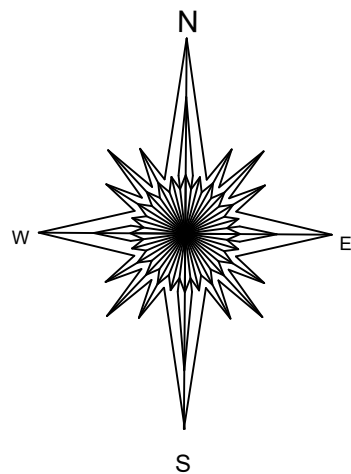
AUGUST 25, 2020 SCALE: 1" = 20'



ANTHONY R. CELENTANO P.E.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celetano LIC#76244

#	DATE	DESCRIPTION
1	8/30/2024	SUBMISSION FOR PLANNING BOARD
2		
3		



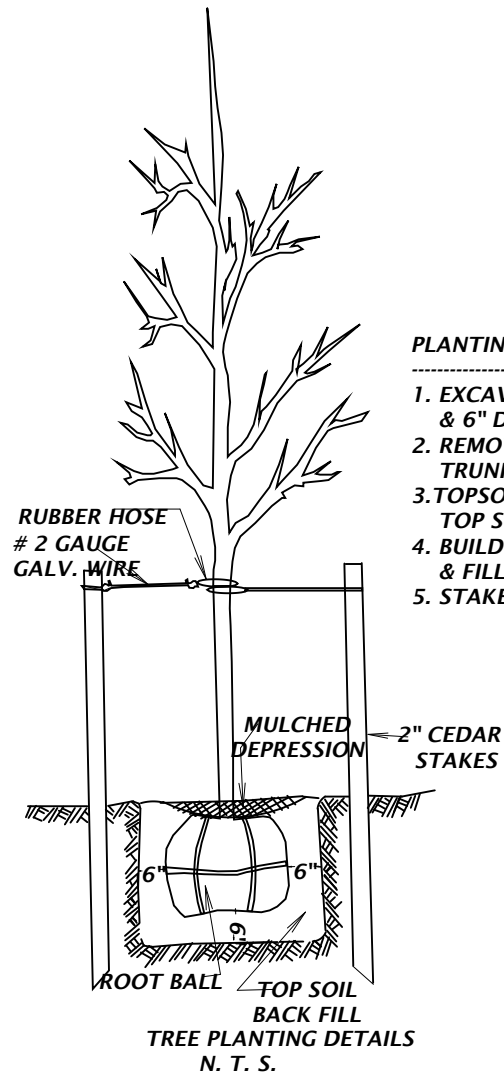
PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT
PA	4	NORWAY SPRUCE / PICEA ABIES	B & B
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT
BM	12	WINTER GEM BOXWOOD / BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	5 GAL

NOTES:

1. ALL EXISTING SOIL FROM PLANTING PITS SHALL BE REMOVED AND PITS SHALL BE BACKFILLED WITH A MIXTURE OF ONE PART PEAT-HUMUS, ONE PART MANURE TO FOUR PARTS TOPSOIL.
2. ALL PLANTS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO YEAR AFTER FINAL ACCEPTANCE AND COMPLETION OF WORK. ANY LANDSCAPING REQUIRED AS A BUFFER TO SHIELD THE PARKING LOT SHALL REMAIN IN PERPETUITY AS LONG AS THE PARKING LOT EXISTS.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD FOR NURSERY STOCK", CURRENT EDITION.
4. ALL PLANT BEDS SHALL CONTAIN 3" MINIMUM SHREDDED BARK MULCH ON LANDSCAPE FILTER FABRIC. HOLES FOR PLANTS SHALL BE 2X DIAMETER OF ROOTBALL AND MINIMUM 6" DEEPER THAN THE DEPTH OF THE BALL.
5. THE TOWN SHALL BE NOTIFIED 48 HOURS PRIOR TO PLANTING FOR AN INSPECTION OF PLANT MATERIALS.
6. ALL AREAS OUTSIDE MULCH BEDS AND SAUCERS SHALL BE SEEDED UNLESS OTHERWISE NOTED.
7. TREES SHOWN TO REMAIN SHALL BE PROTECTED WITH CONSTRUCTION FENCING AT THE DRIP LINE. IF DURING CONSTRUCTION, IT IS DETERMINED THAT A TREE PROPOSED TO REMAIN NEEDS TO BE REMOVED, THE APPLICANT SHALL CONTACT THE BUILDING INSPECTOR OR THE VILLAGE PLANNER TO DETERMINE APPROPRIATE MITIGATION. A SIMILAR SIZE AND TYPE OF TREE WILL BE SELECTED FOR ITS REPLACEMENT.
8. LAWN AREAS PREPARATION PER 1000 SF: (SHOW SPECIFICATIONS)
90 LBS HAY MULCH
15 LBS 5-10-10 FERTILIZER, 50% SLOW RELEASE.
70 LBS GRANULATED LIMESTONE.
9. MULCH ALL PLANT BEDS AND TREES WITH 4" DEPTH OF SUGAR CANE OR LICORICE ROOT MULCH
10. STAKE ALL TREES WITH 2 CEDAR STAKES, RUBER HOSE AROUND TREE (6'0" ABOVE GRADE) AND TWISTED #10 GAUGE GALVANIZED WIRE.
11. PLANT PITS SHALL BE 12" WIDER AND 6" DEEPER THAN THE ROOT BALL. REMOVE ALL EXISTING SOIL AND BACKFILL WITH A MIXTURE OF ONE PART PEAT-HUMUS TO 4 PARTS TOP SOIL. ADD 3 YEAR EEESEY GROW FERTILIZER PACKETS (OR EQUAL)- 1 PER INCH OF TREE CALIPER OR PER 12" HEIGHT OF SHURB.
12. GUARANTEE ALL PLANTS AND WORKMANSHIP FOR TWO PLANTING SEASONS
13. ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF AN APPROPRIATE LICENSED DESIGN PROFESSIONAL. NOTIFY 48 HOURS PRIOR TO PLANTING.
14. PROVIDE THE TOWN OF RAMAPO BUILDING INSPECTOR WITH A COPY OF THE STATE CERTIFICATE OF SOURCE FOR ALL PLANT MATERIAL
15. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERY MEN'S STANDARDS.
16. ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED TOWARD AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.
17. ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.

SEED MIXTURE: 30% tall fescue
30% red fescue
20% blue grass
20% ryegrass



PLANTING NOTES:

1. EXCAVATE A HOLE THAT IS 12" WIDER & 6" DEEPER THEN THE ROOT BALL
2. REMOVE ANY STRINGS TIED AROUND TRUNK OR STEM, BUT LEAVE BURLAP INTACT.
3. TOPSOIL MIX FOR BACKFILL TO BE 2 PARTS TOP SOIL, 1 PART SAND & ONE PART HUMUS.
4. BUILD DEPRESSION AROUND PLANT & FILL WITH MULCH.
5. STAKE ALL TREES WITH 2" CEDAR STAKES.



TAX MAP DESIGNATION: 49.68-2-23

PROPOSED LANDSCAPE
& LIGHTING PLAN FOR

1 FOX LN

TOWN OF RAMAPO, ROCKLAND COUNTY

SPRING VALLEY, NEW YORK

AUGUST 25, 2020 SCALE: 1" = 20'

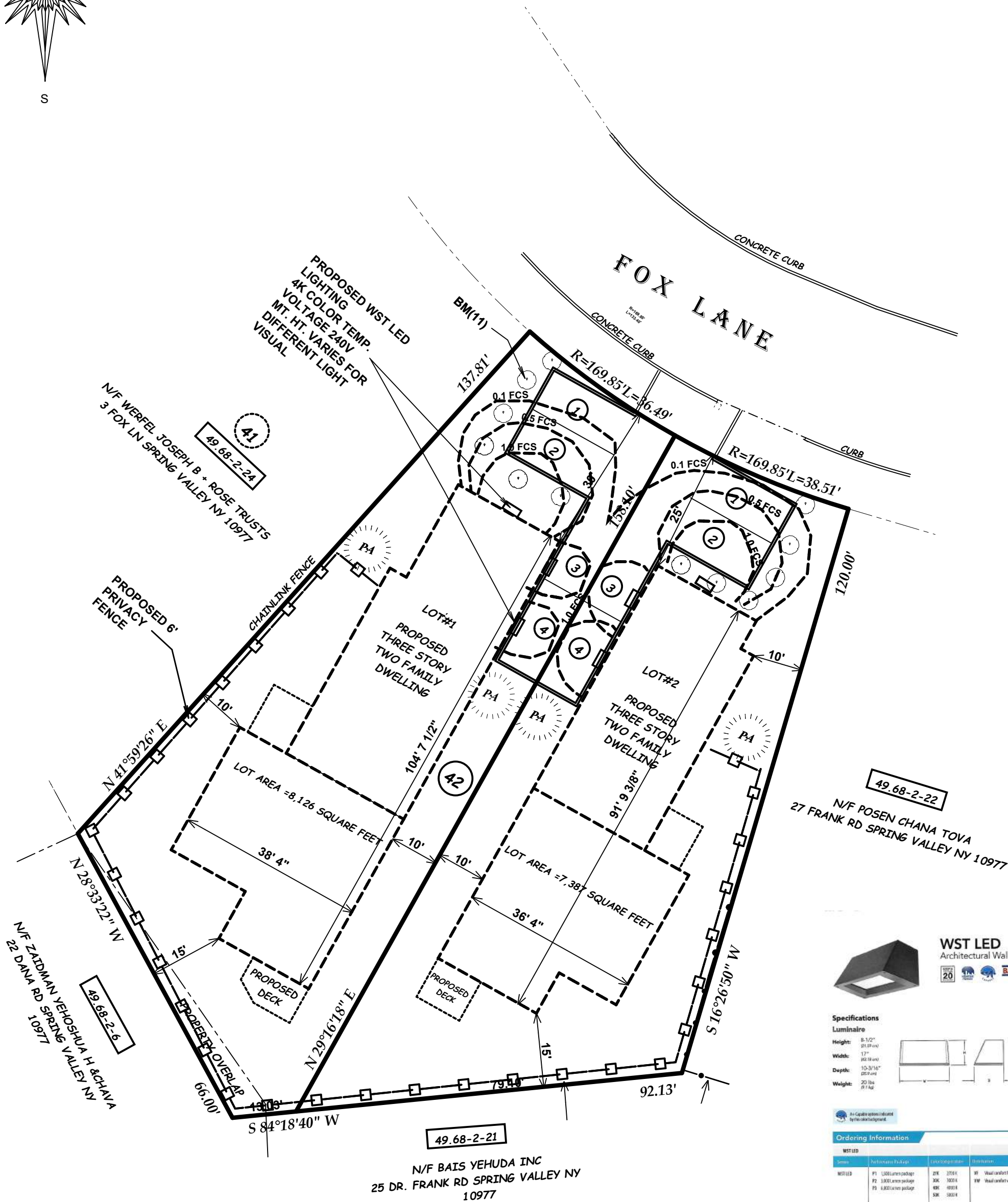
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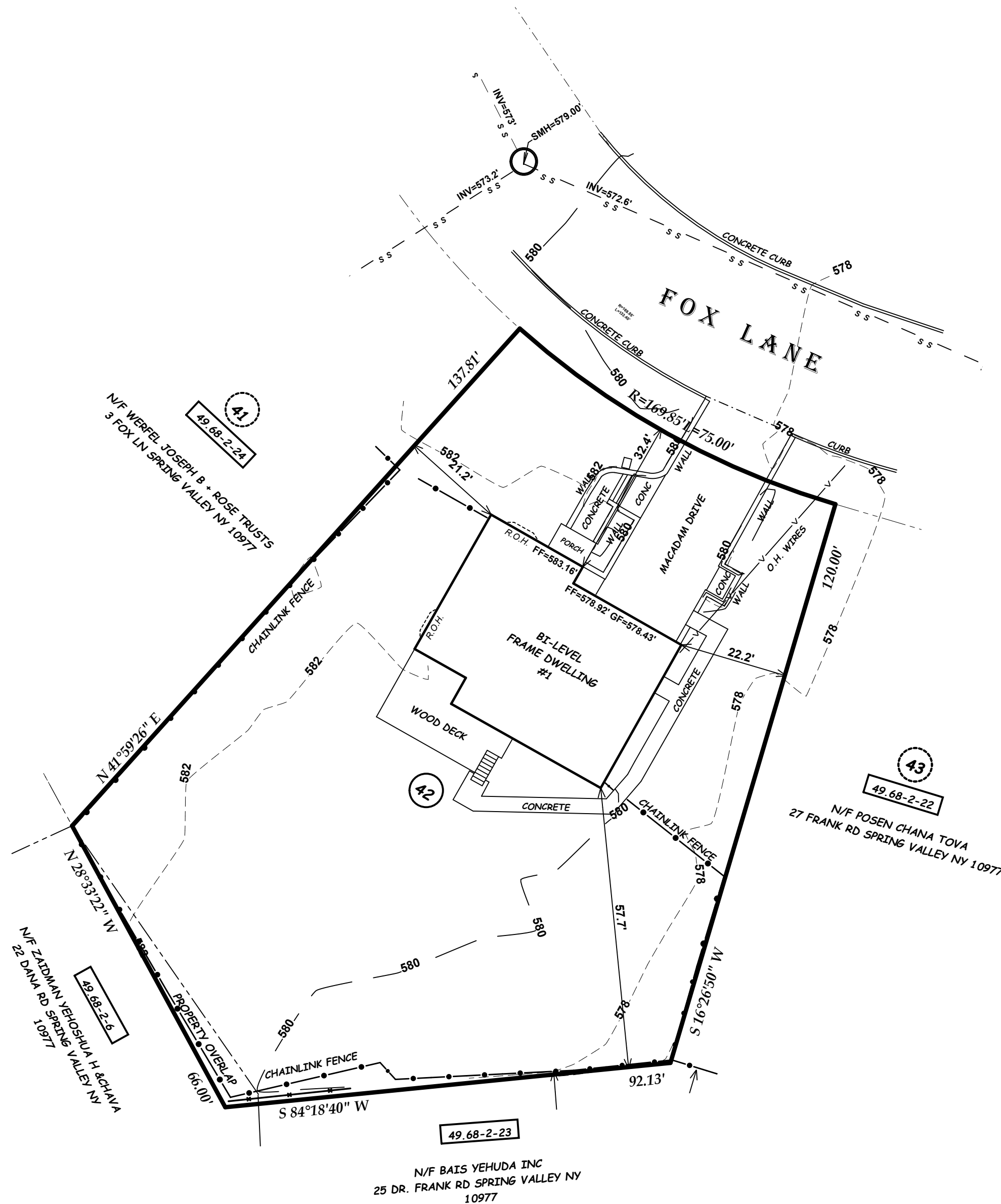
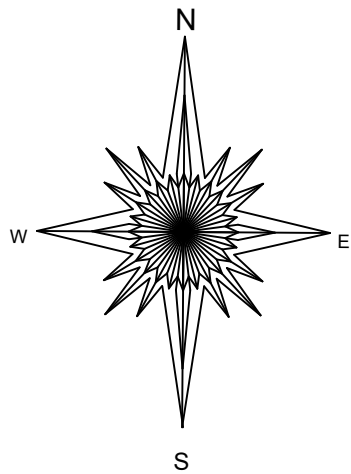
SHEET 3 OF 4

8 6 2 0



WST LED Architectural Wall Sconce

Color Rendering Index	90
Beam Angle	30°
Beam Diameter	1.5" (38mm)
Beam Spread	1.5" (38mm)
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NOTE:
"IT IS A VIOLATION OF THE STATE EDUCATION LAW
FOR ANY PERSON UNLESS ACTING UNDER THE
DIRECTION OF A LICENSED LAND SURVEYOR, TO
ALTER AN ITEM IN ANY WAY."
"ONLY COPIES OF THIS SURVEY MARKED WITH THE
LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL
EMBOSSED OR INK SEAL ARE THE PRODUCT OF THE
LAND SURVEYOR."
"THIS SURVEY WAS PREPARED FOR THE PARTIES AND
PURPOSE INDICATED HEREON. ANY EXTENSION OF
THE USE BEYOND THE PURPOSES AGREED TO
BETWEEN THE CLIENT AND THE SURVEYOR, EXCEEDS
THE SCOPE OF THE ENGAGEMENT."
THIS SURVEY MAP IS SUBJECT TO AN ACCURATE
ABSTRACT OF TITLE.
EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE
SURFACE OF THE GROUND THAT ARE
NOT VISIBLE ARE NOT SHOWN.

BEING LOT 42 BLOCK M ON A CERTAIN MAP
ENTITLED
"SECTION TWO, BLUEBERRY HILL"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #2966 BOOK #64 PAGE #26 ON 04/24/1962.

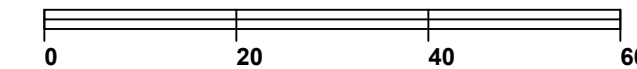
LOT AREA = 15,513.69 SQUARE FEET
TAX MAP DESIGNATION: 49.68-2-23
EXISTING CONDITIONS
FOR

1 FOX LN

TOWN OF RAMAPO, ROCKLAND COUNTY

SPRING VALLEY, NEW YORK

AUGUST 25, 2020 SCALE : 1" = 20'



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Anthony R. Celentano LIC#50633