Sleepy Hollow Gardens (1-95 Garrison Dr.)—Consideration of Final Site Development Plan
Proposed: 40 additional apartments
Applicant: Awake Properties LLC

41 Rose Avenue—Continuation of preliminary
Proposed: Multi Family Dwelling
Applicant: 41 Rose NY LLC

26 North Myrtle Ave. – Consideration of Final Site Development Plan
Proposed: Multi family Dwelling
Applicant: Sam Wettenstein

Bruno South-38,40,42 union Rd. – Consideration of Reapproval of subdivision to add a signature block for Rockland County Health department to the plat
Proposed: Multi Family Dwelling

Valley Spring Apartments (103 N. Main St) – Declaration of intent to be lead agency
Proposed: Multi Family Dwelling

Old Business:
290 RT 59:
Proposed: Facade Change
Applicant: Jacob Deutch
VALLEY SPRING FAMILY APARTMENTS - TOWNHOME PLANNING BOARD APPLICATION

ARCHITECTURAL DRAWING LIST

G.001  GENERAL NOTES, ZONING COMPLIANCE, SITE PLAN & RENDERING
A.001  TOWNHOME FLOOR PLANS & SECTION
A.002  TOWNHOME ELEVATIONS

GENERAL NOTE:
1. THIS PROJECT CONSISTS OF 4 TOWNHOME BUILDINGS, NEW CONSTRUCTION.
2. BUILDING CONSTRUCTION CLASSIFICATION: 1ST FLOOR TO ROOF - TYPE VA (WOOD FRAME)
3. THE PROPOSED BUILDING IS DESIGNED PER BUILDING CODE 2015 OF NEW YORK STATE,
4. GROSS BUILDING AREA AND DWELLING UNIT AREA - SEE DRAWING A-001.
5. TOTAL NUMBER OF TOWNHOME UNIT IS 8.

Architectural Drawing List

G-001: General Notes, Zoning Compliance, Site Plan & Rendering
A-001: Townhome Floor Plans & Section
A-002: Townhome Elevations

General Notes:
1. The proposed design consists of 4 townhome buildings, new construction.
2. Building construction classification: 1st floor to roof - Type VA (Wood Frame).
3. The proposed building is designed per Building Code 2015 of New York State.
4. Gross building area and dwelling unit area - See Drawing A-001.
5. Total number of townhome units is 8.

Valley Spring Family Apartments
Spring Valley, NY 10977
Rockland Housing Action Coalition, Inc.
120-126 North Main Street, Annex
New City, NY 10956
Tel 845 708 5799

WQB Architecture PLLC
545 West 45th Street, 4th Floor
New York, NY 10036
Tel 212 995 9600

Proposed Property

TOWNHOME FEMAN MAP
1/100"=1'-0"

TOWNHOME SITE PLAN
1/100"=1'-0"

TOWNHOME ZONING COMPLIANCE

Lot #  Lot X
West part of Lot 7
11,684 sf (0.36 acres)
General Business District with Downtown Urban Renewal Zone overlay

Zoning District
GUZ (Downzont Urban Renewal) Zone

Zoning Code Reference
Townhome (High Density Family Dwelling)

Lot #
West part of Lot 7

Existing Zoning

Proposed Zoning

Townhome

Minimum Lot Area
15,684 sf (0.36 acres)

Minimum Lot Area
15,684 sf (0.36 acres)

Permitted Use (Use of Right)
Special Permit (Townhome)

Permitted Use (Use of Right)
Special Permit (Townhome)

Max. FAR to Use
2 (Townhome)

Max. Allowable Area
15,684 sf (0.36 acres)

Max. Building Height
27' (Townhome)

Max. No. of DU
6

Proposed No. of DU
6

10X District Requirements

Minimum Parking Requirements
1.5 DU/18 = 12 (Townhome)

Minimum Landscape Area
PLA

Minimum Lot Width
22' (Townhome)

Minimum Front Yard
PLA

Minimum Side Yard
PLA

Minimum Rear Yard
PLA


NOTE:
1. The 0.36 acre subject property has full overlay of Downtown Urban Renewal District. Lot size per survey provided by Anthony Celentano P.L.S., dated 11/6/2019.
2. The Compliance of the bulk and yard requirements in this column are associated with Lot 7 West portion of the property.
3. Not applicable or not defined within the existing Zoning Code.
MEMORANDUM

TO: Village of Spring Valley Planning Board
FROM: Michael D. Kauker, PP, AICP
Principal
DATE: May 28, 2020
SUBJECT: Valley Spring Apartments (41 N. Madison Avenue)
Review # 1

The following materials were received and reviewed by this office:

3. Application Form dated 12/16/19.
4. SEQRA Short Environmental Assessment Form dated 1/28/20.

The following comments are submitted regarding this application for the Planning Board's consideration:

Introduction
As early as possible in an agency's formulation of an action it proposes to undertake, or as soon as an agency receives an application for funding or for approval of an action, it must do the following:

(i) determine whether the action is subject to SEQR. If the action is a Type II action, the agency has no further responsibilities under this Part;
(ii) determine whether the action involves a Federal agency. If the action involves a Federal agency, the provisions of section 617.15 of this Part apply;
(iii) determine whether the action may involve one or more other agencies; and
(iv) make a preliminary classification of an action as Type I or Unlisted, using the information available and comparing it with the thresholds set forth in section 617.4 of this Part. Such preliminary classification will assist in determining whether a full EAF and coordinated review is necessary.

State Environmental Quality Review Act (SEQRA)
Pursuant to SEQRA Regulations, the Planning Board of the Village of Spring Valley ("Planning Board") finds (i) that the proposed action is subject to SEQRA; (ii) the action does not Involve a Federal agency; (iii) the action may Involve one or more other agencies, including the Village of Spring Valley Village Board of Trustees and Zoning Board of Appeals ("ZBA") ("Involved agencies"), and (iv) this action is classified as an Unlisted action.
We recommend that the Planning Board issue its Notice of Intention to be the SEQRA Lead Agency for this action, and to distribute said Notice of Intention to all Involved agencies.

Description of Action
Applications have been filed for approvals of: preliminary and final site development plan from the Planning Board, special permit from the Village Board of Trustees and associated area variances from the ZBA, for the construction of a 67-unit six-story apartment building and a separate Townhome development consisting of 8-units.

Location
The subject property consists of two separate tax lots located along North Main Street, North Madison Avenue and Lawler Boulevard in the GB District, Village of Spring Valley, Rockland County, New York.

The aerial photograph below shows the subject property and its relationship to the surrounding neighborhood.
Aerial Map

Source: Google Earth
The following map shows the lot that is the subject of this application in relation to the other lots in the area.

![Tax Map](image)

The applicant will need to ensure that all specifications required for site development plan and listed below are provided.

**Site Development Plan Specifications**
A proposed site development plan should be presented in a series of sheets of uniform size containing the information listed below:

1. **Preliminary Site Development Plan Specifications for Village of Spring Valley**
   a. Key plan at 200 scale indicating site location within Village.
   b. Survey of property with North arrow and scale including:
1) Existing contours at 1’ or 2’ interval.
2) Location of all above- and below-ground buildings and structures.
3) Location of any major trees 6” caliper and over.
4) Locations of all utilities, easements and R.O.W.’s.
5) Names and address of all adjoining property owners.
6) Present zoning of property.
7) Names of all existing streets adjoining property.

c. Size and location of all proposed buildings.
d. General plan of all proposed site development including:
   1) Vehicular parking layout with entrances and curb cuts.
   2) Proposed utility layout for storm water, gas, electric, sanitary, and water.
   3) Proposed pedestrian walks.
   4) General description on plan of all site appurtenances including retaining walls, dumpsters, signage and site lighting, etc.
   5) General placement on plan of all planting.
   6) General description of erosion control measures proposed.
   7) General description of any free-standing signage.
   8) General description of any variances or special permits sought by the applicant.

cc: Applicant
### GENERAL NOTE:

1. **Architectural Drawing List**
   - G.001: General Notes, Zoning Compliance & Site Plan
   - G.002: Site Photos
   - A.001: Rental Apartments Foundation, Basement & 1st Floor Plans
   - A.002: Rental Apartments 2nd - 5th Floor Plans
   - A.003: Rental Apartments Roof Plan & Section
   - A.004: Rental Apartments Elevations
   - A.005: Rental Apartments Typical Floor Plans & Wall Sections

2. **Building Construction Classification**
   - 2nd Floor to Roof: Type IIA, Noncombustible (Concrete)
   - Basement Floor to 1st Floor: Type IIA, Noncombustible (Concrete)

3. **Proposed Building is Designed Per Building Code 2015 of New York State**

4. **Chapters - See Separate Building Code Analysis**

5. **Notes**
   - Include parking spaces in West part of Lot 7, 41 N Madison Ave. Propose to include an easement of that portion of the property.

6. **Total Number of Apartment Unit Is 67**

7. **All Apartment Units to Be Adaptable Units**

8. **20 Supportive Housing Units are Indicated on the Plans**

9. **2 Accessible Units are Provided for Persons with Hearing or Vision Impairment**

10. **4 Accessible Units are Provided for Persons with Mobility Impairment**

### Floor Plan Details

- **Lot 6**
  - Lot size: 41,691 sf
  - Lot width: 105' 0"

- **Lot 7 East**
  - Lot size: 17,928 sf
  - Lot width: 105' 0"

- **Lot 7 West**
  - Lot size: 41,691 sf
  - Lot width: 105' 0"

### Zoning Compliances

- **Lot 6**
  - Lot size: 41,691 sf
  - Lot width: 105' 0"

- **Lot 7 East**
  - Lot size: 17,928 sf
  - Lot width: 105' 0"

- **Lot 7 West**
  - Lot size: 41,691 sf
  - Lot width: 105' 0"

### Site Plan

- **Lot 6 & Lot 7 East**
  - Lot size: 59,619 sf
  - Lot width: 105' 0"

- **Lot 7 West**
  - Lot size: 41,691 sf
  - Lot width: 105' 0"

### Additional Details

- **RENTAL APARTMENTS FOUNDATION, BASEMENT & 1ST FLOOR PLANS**
- **RENTAL APARTMENTS 2ND - 5TH FLOOR PLANS**
- **RENTAL APARTMENTS ROOF PLAN & SECTION**
- **RENTAL APARTMENTS ELEVATIONS**
- **RENTAL APARTMENTS TYPICAL FLOOR PLANS & WALL SECTIONS**

### General Notes

- **Rockland Housing Action Coalition, Inc.**
  - 120-126 North Main Street, Annex First Floor
  - New City, NY 10956
  - Tel: 845 708 5799

- **WQB Architecture PLLC**
  - 545 West 45th Street, 4th Floor
  - New York, NY 10036
  - Tel: 212 995 9600

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**Note:** The 0.65 acre subject property is fully contained within the Downtown Urban Renewal District. Lot size per survey provided by Anthony Celentano PLS dated 11/6/2019.
UNIT COUNT

1ST - 5TH FLOOR

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<td>9</td>
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<td>100%</td>
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</table>

TOTAL GROSS BUILDING AREA: 63,350 SF

INCLUDING TOTAL GROSS RESIDENTIAL 59,570 SF AND COMMUNITY FACILITY 3,780 SF

TOTAL GROSS RESIDENTIAL DWELLING UNIT AREA: 46,960 SF
MEMORANDUM

TO: Village of Spring Valley Planning Board
FROM: Michael D. Kauker, PP, AICP
Principal
DATE: February 26, 2020
SUBJECT: 41 Rose Avenue
Review # 2

The following materials were received and reviewed by this office:

3. SEQRA Short Environmental Assessment Form dated 11/8/19.

The following comments are submitted regarding this application for the Planning Boards consideration:

Introduction
An application has been submitted to the Planning Board for consideration of a preliminary site development plan to construct a three-story, 12-unit multiple-family development. The subject property is located on the west side of Rose Avenue between Crispus Attucks to the north and Fred Hecht Drive to the south. The site has an area of 15,000 square feet and is located within the PRD Planned Residential Development Overlay District. The proposed development will require site plan approval from the Planning Board, a special permit from the Village Board and variances from the ZBA.

Submission Status
The application is deemed incomplete with respect to those items required by the Village Code and the General Rules and Regulations for Submission of Applications for Subdivision Plat and Site Development Plan. The applicant should provide additional information as described below:

Missing Information:
- Application Form
- Narrative addressing Special Permit considerations found in §255-27.
Site Development Plan Specifications
A proposed site development plan should be presented in a series of sheets of uniform size containing the information listed below:

1. Preliminary Site Development Plan Specifications for Village of Spring Valley
   a. Key plan at 200 scale indicating site location within Village. **Not at 200 scale.**
   b. Survey of property with North arrow and scale including: **No survey provided.**
      1) Existing contours at 1’ or 2’ interval. **Not provided.**
      2) Location of all above- and below-ground buildings and structures. **Not provided.**
      3) Location of any major trees 6” caliper and over. **Not provided.**
      4) Locations of all utilities, easements and R.O.W.’s. **Not provided.**
      5) Names and address of all adjoining property owners. **Not provided.**
   c. **Provided.**
   d. **Provided.**
      3) Proposed pedestrian walks. **Provided.**
      4) General description on plan of all site appurtenances including retaining walls, dumpsters, signage and site lighting, etc. **Not provided.**
      5) General placement on plan of all planting. **Not provided.**
      6) General description of erosion control measures proposed. **Not provided.**
      7) General description of any free-standing signage. **Not provided.**
      8) General description of any variances or special permits sought by the applicant. **Provided.**

Application Status
The applicant is on for a preliminary hearing before the Planning Board and it is the applicant’s second appearance before the Planning Board. At the first meeting the Planning Board declared its intent to be lead agency even though the application was deemed incomplete. We have prepared the Part 2 for the Planning Boards consideration but will not prepare a Notice of Determination under SEQRA until the information is provided to make the application complete.

General Comments
1. The proposal results in an overdevelopment of the site because of the proposed increase in density and deficiency in parking.
2. The application proposes 12 units, where only 6 units would be permitted at a density of 18 units per acre.
3. We would recommend that the application be scaled back in terms of the size of the building and the number of units.
4. In order to mitigate potential impacts resulting from the development we also recommend that a 5-foot landscaped buffer be provided along the side and rear property lines and that
a 10-foot landscaped buffer be provided along the front yard. The parking area shall not encroach on the landscaped buffer area.

State Environmental Quality Review Act (SEQRA)
Pursuant to SEQRA regulations this action is identified as an unlisted action. The Planning Board has taken the following actions related to the SEQRA review:

- Declaration of intent to be Lead Agency: February 6, 2020
- Declaration of Lead Agency: TBD
- Adoption of Part 2: TBD
- Adoption of Negative Declaration: TBD

Board Action
The Planning Board of the Village of Spring Valley ("Planning Board") declared its intent to be SEQRA Lead Agency at the February 6, 2020 Planning Board meeting. There are three SEQRA Involved Agencies including the Village of Spring Valley Planning Board, Village of Spring Valley Board of Trustees and the Zoning Board of Appeals of the Village of Spring Valley ("ZBA"). All Involved Agencies are permitted to have 30 days to respond to the Planning Board from the date the notices were sent out. The 30-day period has elapsed; therefore, the Planning Board can declare itself lead agency for the application.

We have reviewed Part 1 of the SEQRA SEAF and have prepared a Part 2 for the Planning Board’s consideration. If the board finds this document acceptable, it should adopt the Part 2 and refer it to the applicant for preparation of a Part 3.

Property Description
The subject property is an interior lot located on the west side of Rose Avenue in the PRD District. The property has a lot area of 15,000 square feet. The property is currently occupied by two older residential structures.

The subject property is surrounded primarily by residential uses.

The aerial photograph below shows the subject property and its relationship to the surrounding neighborhood.
The following map shows the lot that is the subject of this application in relation to the other lots in the area.

Proposed Development
The applicant’s proposal consists the construction of a three-story 12-unit multi-family dwelling. The proposed building will be situated near the northerly side lot line and the parking area is located to the south of the building. The applicant should provide the number of bedrooms for each unit. The building is 92 feet in length and 36 feet in depth and has a footprint of 3,312 square feet. There are six (6) decks shown along the rear of the building. Access is provided from one curb cut along Rose Avenue. The dimension of the drive aisle width is 24 feet. There are 22 parking spaces proposed, where 24 would be required. The dimensions of the parking spaces are 8 feet by 18 feet, where 9 feet by 18 feet is required. A play area is shown to the west of the proposed building within the rear yard. A garbage dumpster area is shown to the north of
the parking area in the rear yard and adjacent to the play area. There is no snow removal area shown. No landscaping is shown on the plan.

Zoning Ordinance

- Permitted Uses – The subject property is located within the Village’s PRD Planned Residential Development Overlay District. Permitted uses in the PRD District include One-family detached dwellings, Churches or other places of worship, Convents, Uses of the Village of Spring Valley, Uses of other governments, Public schools, One-family semiattached dwellings and Two-family detached dwellings. The proposed multi-family use is permitted by special permit form the village board in the PRD District.

- Bulk and Area Requirements – The following table compares the proposed development to the bulk and area requirements of the zoning ordinance.

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<th>Zoning Requirements</th>
<th>Required</th>
<th>Proposed</th>
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<td>Rear Yard</td>
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<tr>
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The applicant requires several variances for this proposed development as identified above.

The applicant would require the following additional variances or relief from the requirements of the zoning ordinance.

1. A variance would be required for the number of required parking spaces as 24 are required and 22 are proposed.
2. A variance would be required for the size of the parking stalls as 9’x18’ is required, where 8’x18’ is proposed.
3. The density for multifamily dwellings shall be a maximum of 18 dwelling units per acre, where the applicant proposes a density of 35 units per acre.

The applicant should provide architectural plans to confirm the building height and FAR.

Building Plans and Elevations
Should be provided during final site development plan review stage.
Circulation and Parking
See comment above.

The office of the fire inspector should review and provide their comments on the proposed site plan, specifically related to areas of public safety and fire access. Pursuant to §255-40G of the code, “The site development plan shall provide for adequate fire truck maneuvering, sufficient fire hydrants, properly delineated fire lanes and adequate emergency access.”

Landscaping Plan
For preliminary review the general placement of all plantings shall be shown on the plan.

Lighting Plan
For preliminary review a general description of site lighting shall be provided.

Stormwater Management
Not provided.

cc: Applicant
TAB J-4: PRELIMINARY PLANS

Attachment A  Neighborhood Plan

Attachment B  SP-1 Site Plan
SP-2 Lighting and Landscaping Plan
SP-3 Landscaping Detail Plan
SP-4 Existing Conditions Plan Showing Demolition Survey

Attachment C  Floor Plans
G-001.00  General Notes and Section
G-002.00  Renderings
G-003.00  Area Calculation
G-004.00  Area Calculation
G-005.00  Area Calculation
G-006.00  Site Photos
Z-001.00  Zoning Compliance
A-001.00  Foundation & Basement Floor Plan
A-002.00  1st Floor Plan
A-003.00  2nd and 3rd Floor Plans
A-004.00  4th and 5th Floor Plans
A-005.00  Roof Plan
A-006.00  Typical Apartment Floor Plans
A-007.00  Apartment Elevations
A-008.00  Wall Section
GENERAL NOTE:

1. THIS PROJECT CONSISTS OF 1 BUILDING, NEW CONSTRUCTION.
2. BUILDING CONSTRUCTION CLASSIFICATION:
   BASEMENT FLOOR TO 1ST FLOOR - TYPE IIA, NONCOMBUSTIBLE (CONCRETE)
   2ND FLOOR TO ROOF - TYPE VA (WOOD FRAME)
3. THE PROPOSED BUILDING IS DESIGNED PER BUILDING CODE 2015 OF NEW YORK STATE,
   CHAPTERS - SEE SEPARATE BUILDING CODE ANALYSIS
4. GROSS BUILDING AREA AND DwELLING UNIT AREA - SEE DRAWING G-003 G-004 G-005 AND
   NOTES IN EACH FLOOR PLAN.
5. TOTAL NUMBER OF APARTMENT UNIT IS 67.
6. ALL APARTMENT UNITS TO BE ADAPTABLE UNITS.
   4 ACCESSIBLE UNITS ARE PROVIDED FOR PERSONS WITH MOBILITY IMPAIRMENT
   2 ACCESSIBLE UNITS ARE PROVIDED FOR PERSONS WITH HEARING OR VISION IMPAIRMENT
7. 20 SUPPORTIVE HOUSING UNITS ARE INDICATED ON THE PLANS.

ARCHITECTURAL DRAWING LIST

G-001 GENERAL NOTES & SECTION
G-002 RENDERINGS
G-003 AREA CALCULATION DIAGRAM
G-004 AREA CALCULATION DIAGRAM
G-005 SITE PHOTOS
Z-001 ZONING COMPLIANCE
A-001 FOUNDATION & BASEMENT FLOOR PLAN
A-002 1ST FLOOR PLAN
A-003 2ND & 3RD FLOOR PLANS
A-004 4TH & 5TH FLOOR PLANS
A-005 ROOF PLAN
A-006 TYPICAL FLOOR PLAN
A-007 APARTMENT ELEVATIONS
A-008 WALL SECTION
UNIT COUNT

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TOTAL GROSS BUILDING AREA: 63,350 SF
INCLUDING: TOTAL GROSS RESIDENTIAL 59,570 SF AND COMMUNITY FACILITY 3,780 SF
TOTAL GROSS RESIDENTIAL DWELLING UNIT AREA: 46,960 SF
Environmental Conservation

Control plan will be developed in accordance to the New York State Department of Answer: Applicant has supplied zero net calculations and an erosion sediment.

10) Will the proposed action result in an increase in the potential for erosion?

Sewer Capacity.

There is sufficient potential issues. Proposals are submitted to the Department and County Sewer District. They have had an opportunity to review the project and Answer: All sewers in the Village of Spring Valley are controlled by Rockland Public/ Private Wastewater Treatment Utilities without any problems. (a) Public/private water supplies. Answer: Applicant will get a letter from United Water for willingness to serve. As shown from the attached map uses of similar intensities are being served without a problem. (b) Public/ private wastewater treatment utilities.

7) Will the proposed action impact existing landscaping and lighting plan will be provided.

Answer: As shown from the attached vicinity map the proposal will not conflict with a proposal being screened or discussed anytime. Answer: The areas that are asking for variances will be screened with a undertaken complex. The West is multi-family, the variance being requested will not affect the community. Answer: The uses of multi-family and a permitted use. The uses to the north are as follows: Existing three story apartments, the uses to the south is a large apartment complex. The West is multi-family. The variance being requested will not affect the community.

3) Will the proposed action improve the character or quality of the existing land? 2) Will the proposed action result in a change in the use or intensity of use of land? 1) Will the Proposed Action Create a Material Conflict with an Adopted Land Use Plan

Re: 41 Rose Avenue

Par III

June 1, 2020

CelanTeKNO Engineering PLLC
2. Select type of subsurface disposal system

Here assume: 100-year, 24-hour, zero increase in runoff.

2. Select Design Storm

Precast Drywell use Woodward's concrete products inc. DW-6.5, capacity 1000 gallons, 6 foot deep, 6" diameter, surrounded by 2 foot of crushed 9", stone with filter fabric.

3. Determine soil percolation rate

a. Area of percolation (A_o):
   1) Surface area of cylinder (A_c):
      \[ A_c = \pi \cdot (0.5)^2 = 0.785 \text{ ft}^2 \]
   2) Bottom area
      \[ A_b = \pi \cdot 2.33 = 7.108 \text{ ft}^2 \]
   \[ A_o = A_c + A_b = 2.23 + 7.108 = 9.338 \text{ ft}^2 \]

4. Calculate required storage volume (V_s):

   a. Volume of percolation (V_p):
      \[ V_p = A_o \cdot h \times 1 \text{ in} / \text{ft} = 0.0654 \text{ ft}^3 \]
   b. Soil percolation rate (S):
      \[ S = 0.0007 \text{ ft}^3 / \text{min} \]
   c. Assume percolation of 1" per 30 min
      \[ S = 1.04 \times 2.5 = 0.78 \text{ ft}^3 / \text{day} \]
100-year, 24-hour rainfall = 9.0 in
Existing CN = 81.4 therefore runoff depth (Vf) = 6.74 in
Proposed CN = 92.2 therefore runoff depth (Vf) = 8.06 in
Therefore ∆Vf = 8.06 in - 6.74 in = 1.32 in

Vs = ∆Vf x Area
1.39 in/12 in x ft x 15,000 ft² = 1650 ft³

5. Volume of drywell (Vw)

As per manufacture 1000 gallon = 0.1337 ft³/gal = 133.7 ft³

6. Volume of Stone Around Drywell (Vv)

Vv = Use 40% void Volume (437.33) x 0.40 = 175 ft³

7. Calculate 24-hour percolation volume per drywell (Vp)

Vp = (Absorption area x soil percolation rate (S)) x ft²/day

Bottom of Drywell area = 3.14 x 5 x 5 = 78.5

Vp = 78.5 ft² x 0.70 ft³/day/drywell = 66.0 ft³

8. Calculate the total 24-hour volume per drywell (V)

V = Volume of drywell (Vw) + percolation volume (Vp) + volume of stone (Vv)
V = 133.7 ft³ + 66.0 ft³ + 175 ft³ = 374.7 ft³

9. Number of drywells used (DN)

DWs = Volume of storage (Vs) / Total volume per drywell (V)
DWs = 1650 ft³ / 374.7 ft³ = 4.47

Use 5 drywells

DWS = 1650 ft³ / 369 ft³ = 4.47
<table>
<thead>
<tr>
<th>Area</th>
<th>Fig. 2-3</th>
<th>Fig. 2-4</th>
<th>CN</th>
<th>2935</th>
<th>220</th>
<th>9364</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.4</td>
<td>15000</td>
<td>98</td>
<td>EXIST HSE W/UNG</td>
<td>EXIST OPEN SPACE</td>
<td>74</td>
<td>Use CN = 81.4</td>
</tr>
</tbody>
</table>

**Notes:**
- Use only one CN source per line.
- CN (weighted) = total product / total area

**Legend:**
- **Ac:** Acres
- **mi²:** Square miles
- **%:** Percent

**Project:** 4134 SE
**Location:** Present

**Design:**
- **Present**
- **Developed**
<table>
<thead>
<tr>
<th>Storm #1</th>
<th>Storm #2</th>
<th>Storm #3</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.06</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. Runoff curve number (CN)

2. Runoff

3\[ Use only one CN source per line. \]

**CN (weighted) = total product / total area**

**Use CN:**

15,000

- **Area:**
  - Acres
  - Mils
  - %

<table>
<thead>
<tr>
<th>Area</th>
<th>Fig.</th>
<th>CN</th>
<th>2.4</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Product of CN x area

11,395

3865

**Totals:**

92.2

**Cover description (Cover type, treatment, and hydrologic condition; percent impervious; unconnected/impermeable area ratio):**

- NEW, B, P, MEDIUM, 79
- OLD, W, S, MEDIUM, 74

**Check one: Present [ ] Developed [ X ]**

**Checked by: [ ]**

<table>
<thead>
<tr>
<th>Designed By:</th>
<th>[ ]</th>
<th>[AC]</th>
</tr>
</thead>
</table>

Date: 5/17

**TR 55 Worksheet 2: Runoff Curve Number and Runoff**

**U.S. Department of Agriculture Natural Resources Conservation Service**
### MAP LEGEND

<table>
<thead>
<tr>
<th>Area of Interest (AOI)</th>
<th>Spoil Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soils</td>
<td>Stony Spot</td>
</tr>
<tr>
<td>Soil Map Unit Polygons</td>
<td>Very Stony Spot</td>
</tr>
<tr>
<td>Soil Map Unit Lines</td>
<td>Wet Spot</td>
</tr>
<tr>
<td>Soil Map Unit Points</td>
<td>Other</td>
</tr>
<tr>
<td>Special Point Features</td>
<td>Special Line Features</td>
</tr>
<tr>
<td>Blowout</td>
<td>Streams and Canals</td>
</tr>
<tr>
<td>Borrow Pit</td>
<td>Transportation</td>
</tr>
<tr>
<td>Clay Spot</td>
<td>Rails</td>
</tr>
<tr>
<td>Closed Depression</td>
<td>Interstate Highways</td>
</tr>
<tr>
<td>Gravel Pit</td>
<td>US Routes</td>
</tr>
<tr>
<td>Gravelly Spot</td>
<td>Major Roads</td>
</tr>
<tr>
<td>Landfill</td>
<td>Local Roads</td>
</tr>
<tr>
<td>Lava Flow</td>
<td></td>
</tr>
<tr>
<td>Marsh or swamp</td>
<td>Background</td>
</tr>
<tr>
<td>Mine or Quarry</td>
<td></td>
</tr>
<tr>
<td>Miscellaneous Water</td>
<td></td>
</tr>
<tr>
<td>Perennial Water</td>
<td></td>
</tr>
<tr>
<td>Rock Outcrop</td>
<td></td>
</tr>
<tr>
<td>Saline Spot</td>
<td></td>
</tr>
<tr>
<td>Sandy Spot</td>
<td></td>
</tr>
<tr>
<td>Severely Eroded Spot</td>
<td></td>
</tr>
<tr>
<td>Sinkhole</td>
<td></td>
</tr>
<tr>
<td>Slide or Slip</td>
<td></td>
</tr>
<tr>
<td>Sodic Spot</td>
<td></td>
</tr>
</tbody>
</table>

### MAP INFORMATION

- **Soil Map**—Rockland County, New York.

**The soil surveys that comprise your AOI were mapped at 1:24,000.**

**Warning:** Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

**Source of Map:** Natural Resources Conservation Service


Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

**Soil Survey Area:** Rockland County, New York

**Survey Area Data:** Version 17, Sep 16, 2019

**Soil map units are labeled (as space allows) for map scales 1:80,000 or larger.**

**Date(s) aerial images were photographed:** Oct 7, 2013—Feb 26, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
### Map Unit Legend

<table>
<thead>
<tr>
<th>Map Unit Symbol</th>
<th>Map Unit Name</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>WuB</td>
<td>Wethersfield-Urban land complex, 2 to 8 percent slopes</td>
<td>2.0</td>
<td>100.0%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td><strong>2.0</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>
Ryan Karben, ESQ.
Law Office of Ryan Karben
11 Tara Drive
Pomona, New York 10970
Via email ryan@ryankarben.com
Regarding: 290 Route 59, Spring Valley, NY

To Whom it may concern,

Please be advised that the application for permit for the above project cannot move forward for the following reasons: the façade has been changed; the project needs to go before the Planning Board to approve the change in façade.

Therefore, the application is denied. You may appeal our decision by making an application to the Planning Board, contact the Planning and Zoning Secretary for more information. If you have any questions, please feel free to contact the Department of Building, Planning and Zoning at 845-352-1100.

Wayne Ballard, C.E.O., P.E.
Director of Building and Public Works
MEMORANDUM

TO: Village of Spring Valley Planning Board
FROM: Michael D. Kauker, PP, AICP
Principal
DATE: May 25, 2020
SUBJECT: Sleepy Hollow Gardens (1-95 Garrison Drive)
Review # 5

The following materials were received and reviewed by this office:

4. SEQRA Short Environmental Assessment Form dated 5/27/19.
8. Preliminary and Final Site Development Plan Specification Checklist

The following comments are submitted regarding this application for the Planning Boards consideration:

Introduction
The applicant has submitted an application for site plan review in order to convert existing basement space in an existing multiple-family development into an additional 48 dwellings units. It is proposed that the number of units would increase from 132 units to 180 units. There is also an increase in the number of parking spaces. The subject property is an interior lot located on the north side of Old Nyack Turnpike. The site has an area of 7.15 acres and is located within the R-4 District. The proposed development will require site plan approval from the Planning Board and variances from the ZBA.

General Comments
1. The applicant shall provide floor plans for the area in the building be modified to accommodate dwelling units. The interior layout and dimensions of each unit type shall be shown. Not provided.
2. The applicant should show the location of the new dwelling units on the site plan and show the number of existing units and proposed units for each building. Not all are shown only the 4 garages that are being converted into 8 units are shown on the site development plan.
3. The grading of the proposed parking areas shall be shown on the site plan. **Provided.**
4. There is a chain link fence shown on the site plan surrounding the existing single-family dwelling. Is this an existing fence? If not details should be provided. **Not addressed.**
5. A Landscaping Plan shall be provided depicting proposed landscaping. Landscaping should be provided between the proposed parking area and the public street. Screening should be sufficient to provide a visual barrier between the parking area and the street and block vehicle headlights from shining onto the public street. **Provided but additional landscaping shall be provided to provide a sufficient barrier so vehicle headlights can’t be seen from the street.**
6. A Lighting Plan shall be provided which includes the type and height of proposed lighting and isolux curves showing footcandles and the extent of the lighting. **Provided.**
7. The applicant is requesting Final Site Development Plan Approval. Below are the requirements for both Preliminary and Final Site Plan Approval. We have reviewed the preliminary submission and provide comment on the requirements below. With respect to the Final submission the applicant should review the requirements below and provided the required information for our review. Separate sheets should be provided as needed to properly convey the information required. If the applicant does not provide any of the required information below the applicant should state the reason why and request in writing a waiver from the Planning Board for the requirements not provided. It should be noted that this information was requested in our prior memorandum dated 12/4/19. **Provided, the applicant is requesting 2 waivers from the Planning Board, which are detailed below.**
8. I have some concerns over the proximity of the newly proposed 5 parking spaces to existing Building K. First, the spaces are too close to the building and would not enable unobstructed circulation around the entire perimeter of the building. The Office of the Fire Inspector should review this issue. Second the proposed 5 parking spaces are not in line with the existing parking area but somewhat offset.

Site Development Plan Specifications
A proposed site development plan should be presented in a series of sheets of uniform size containing the information listed below:

1. **Preliminary Site Development Plan Specifications for Village of Spring Valley**
   a. Key plan at 200 scale indicating site location within Village. **Not at 200 scale. Requesting a waiver.**
   b. Survey of property with North arrow and scale including: **Provided on Sheet 5.**
      1) Existing contours at 1’ or 2’ interval. **Provided.**
      2) Location of all above- and below-ground buildings and structures. **Provided.**
   c. Location of any major trees 6” caliper and over. **Not provided. Requesting a waiver.**
      1) Locations of all utilities, easements and R.O.W.’s. **Provided.**
      2) Names and address of all adjoining property owners. **Provided.**
      3) Present zoning of property. **Provided.**
      4) Names of all existing streets adjoining property. **Provided.**
   d. Size and location of all proposed buildings. **Provided.**
e. General plan of all proposed site development including:
   1) Vehicular parking layout with entrances and curb cuts. **Provided.**
   2) Proposed utility layout for storm water, gas, electric, sanitary, and water. **Provided.**
   3) Proposed pedestrian walks. **Provided.**
   4) General description on plan of all site appurtenances including retaining walls, dumpsters, signage and site lighting, etc. **Provided.**
   5) General placement on plan of all planting. **Not provided.**
   6) General description of erosion control measures proposed. **Provided.**
   7) General description of any free-standing signage. **No additional signage.**
   8) General description of any variances or special permits sought by the applicant. **Provided.**

2. Final Site Development Plan Specifications for Village of Spring Valley
   a. Completed survey with stamp of licensed surveyor showing all existing utility rims and inverts.
   b. Finished set of drawings dated and stamped with seal of New York State registered Architect or Engineer including:
      1) Complete bulk and use tables demonstrating compliance with all regulations as set forth in the zoning ordinance. **Provided.**
      2) Finished layout of all proposed buildings and site appurtenances. **Provided.**
      3) Finished grading of site at appropriate contour interval with spot elevations at all breaks in grade and as necessary along all proposed curb liens, walks, and stairs, etc. **Provided.**
      4) Show typical section of any retaining walls with top of wall and bottom of wall elevations on site plan. **N/A**
      5) Show all storm water structures with rims, inverts, and pipe sizes. **Provided.**
      6) Show all proposed utility connections to existing utilities. **Provided.**
      7) Provide construction details for all site appurtenances shown in preliminary submittal. **Provided.**
      8) Show layout and spacing for all planting proposed on site plan. **Provided.**
      9) Provide complete Plant List with botanical names, plant sizes, and spacing. **Provided.**
      10) Provide layout for all proposed site lighting. Include construction details showing fixture type, poles base installation, and photometrics. **Provided.**
      11) Provide preliminary building floor plans with overall dimensions and room names. **Not Provided.**
      12) Provide preliminary building elevations. **Not Provided.**

Application Status
The applicant is on for a public hearing before the Planning Board and it is the applicant’s fourth appearance before the Planning Board.

State Environmental Quality Review Act (SEQRA)
Pursuant to SEQRA regulations this action is identified as an unlisted action. The Planning
Board has taken the following actions related to the SEQRA review:

- Declaration of intent to be Lead Agency: July 23, 2019
- Declaration of Lead Agency: September 5, 2019
- Adoption of Part 2: September 5, 2019
- Adoption of Negative Declaration: December 4, 2019

**Board Action**
The applicant is on for a public hearing for Preliminary and Final Site Development Plan approval.

**cc:** Applicant
1. This project consists of 4 townhome buildings, new construction.
2. Building construction classification: 1st floor to roof - Type VA (wood frame)
3. The proposed building is designed per building code 2015 of New York State.
4. Gross building area and dwelling unit area - See drawing A-001.
5. Total number of townhome unit is 8.

Valley Spring Family Apartments
Spring Valley, NY 10977

Rockland Housing Action Coalition, Inc.
120-126 North Main Street, Annex
First Floor
New City, NY 10956
Tel 845 708 5799

WQB Architecture PLLC
545 West 45th Street, 4th Floor
New York, NY 10036
Tel 212 995 8800

Architectural Drawing List
G-001 General Notes, Zoning Compliance, Site Plan & Rendering
A-001 Townhome Floor Plans & Section
A-002 Townhome Elevations

General Notes:
1. The 0.36 acre subject property is located in the General Business District. Lot size per survey provided by Anthony Celentano P.L.S., dated 11/6/2019.
2. The compliance of the bulk and yard requirements in this column are associated with Lot 7 West portion of the property.
3. Not applicable or not defined within the existing Zoning Code.
In the Matter of the Application of

290 ROUTE 59
S/B/L 56.45-1-51 & 52

RYAN KARBEN, ESQ. an attorney duly admitted to practice law in the State of New York, does hereby state under the penalty of perjury as follows:

1. I am Counsel to the above-named applicant and appeared on behalf of said applicant at a duly noticed meeting of the Planning Board of Village of Spring Valley on November 2, 2017 at 200 North Main Street, Spring Valley, New York 10977, and as such am fully familiar with the facts and circumstances surrounding the approval of said application.

2. In regular order, the Planning Board approved said application based upon my presentation of drawing entitled “Proposed Office Building Route 59/South Cole Avenue” by prepared by Advanced Building Design for Project No. 07165, last revised November 1, 2017 (hereinafter the “Approved Plans”).

3. A true and correct copy of the Approved Plans is annexed hereto as Exhibit A.
Dated: Pomona, New York
January 29, 2020

RYAN KARBEN
Ryan Karben, Attorney-at-Law
LAW OFFICE OF RYAN KARBEN
Attorneys for Applicant
11 Tara Drive
Pomona, New York 10970
(914) 536-4402 Telephone
(845) 503-2193 Facsimile
ryan@ryankarben.com