AGENDA:

Village of Spring Valley
200 North Main Street
Spring Valley, New York 10977
845-352-1100

Alan Simon
Mayor

Planning Board Agenda
June 23rd, 2020
7:00pm

1. Sleepy Hollow Gardens – Consideration of Final Site Development Plan-Continued
2. 89 S. Main St-Declare Lead/ Part II
3. 26 North Myrtle Ave. – Consideration of Final Site Development Plan
4. 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.
5. 41 Rose Ave-consideration of Neg Dec
6. 9-15 Ridge Ave- Extension of prior approval

You may examine the above-listed applications’ submissions, which may be viewed at: www.Villagespringvalley.org
PROVIDE FILTER FABRIC BETWEEN DRAIN STONE AND BACKFILL BEYOND FULL HEIGHT OF WALLS.

NOTE THAT GEO-GRID USED IN DESIGN AND CALCULATIONS IS SRW-7 SERIES 4,500 PSI, 6 BAG MIX, 6% AIR ENTRAINED.

#6 GAUGE 6"x6" MESH REINFORCEMENT

EXPANSION JOINT 4' 4" CONCRETE SIDEWALK 4" POROUS MATERIAL 3/4" CRUSHED STONE (NYS. ITEM 623.03)

18" MAX DISTURBED LAWN AREAS TO BE RESEEDED AND STANDS OF GRASS ESTABLISHED

R=1/4" 10" 8" 8" 20" PORTLAND CEMENT CONCRETE FIRM, UNYIELDING SUBGRADE

NOTE: PROVIDE EXPANSION JOINT AT 10'-0" MAX.

3/4" CRUSHED STONE

5000 PSI AIR-ENTRAINED 4" PERFORATED, CORRUGATED METAL PIPE, CONNECT TO DRAINAGE

6" CONCRETE CURB AND SIDEWALK DETAIL

NOTE: PROVIDE EXPANSION JOINT AT 10'-0" MAX.

PORTLAND CEMENT CONCRETE FIRM, UNYIELDING SUBGRADE

NOTE: PROVIDE EXPANSION JOINT AT 10'-0" MAX.

3/4" CRUSHED STONE

NYS. ITEM 304.02 2" ASPHALTIC CONCRETE TYPE 6F TOP COURSE 2" ASPHALTIC CONCRETE TYPE 3 BASE COURSE (NYS ITEM 403.13)

FIRM, UNYIELDING SUBGRADE

PAVEMENT DETAIL

NOT TO SCALE

PRECAST CONCRETE SALES CO OR APPROVED EQUAL (WOODARD'S PRODUCTS, INC DW-6 OR APPROVED EQUAL CAPACITY 1,000 GALLONS) (4500 PSI CONCRETE)

FINAL GRADE 9'

DRYWELL DETAIL

HOLE SECTION WIRE MASH NT S

ANTHONY R. CELENTANO P.E.

SLEEPY HOLLOW

TOWN OF RAMAPO, ROCKLAND COUNTY SPRING VALLEY NEW YORK MAY 18, 2020 SCALE: 1" = 20'

THIELLS, N.Y. 10984 845 429 5290 FAX 429 5974

PRECAST CATCH BASIN DETAILS

NOT TO SCALE

PRECAST CONCRETE CATCH BASIN DETAIL

OUTLET 2' TYP 2' MIN

SUMP 15" HDPE PIPE 4'11" 3/4" WASHED CRUSHED STONE 6x6 # 10/10 TOWN OF RAMAPO, ROCKLAND COUNTY SPRING VALLEY NEW YORK MAY 18, 2020 SCALE: 1" = 20'

THIELLS, N.Y. 10984 845 429 5290 FAX 429 5974

PRECAST CONCRETE CATCH BASIN DETAIL

OUTLET 2' TYP 2' MIN

SUMP 15" HDPE PIPE 4'11" 3/4" WASHED CRUSHED STONE 6x6 # 10/10

PRECAST CONCRETE

PRECAST CONCRETE CATCH BASIN DETAIL

OUTLET 2' TYP 2' MIN

SUMP 15" HDPE PIPE 4'11" 3/4" WASHED CRUSHED STONE 6x6 # 10/10

PRECAST CONCRETE

NOTE: MINIMUM STRENGTH CONCRETE 4000 PSI WALL THICKNESS 6" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND H20 HIGHWAY LOAD AND SOIL LOADS.

GRATE (SEE DETAIL) 1/2" 6" 12" 6" 4" 6'

24" 25 3/4" 7" SLEEPY HOLLOW DETAIL SHEET FOR

PRECAST CATCH BASIN DETAILS

NOTE: PROVIDE MANHOLE STEPS @ 1'0" O.C.

PRECAST CONCRETE

NOTE: MINIMUM STRENGTH CONCRETE 4000 PSI WALL THICKNESS 6" WITH ADEQUATE STEEL REINFORCEMENT TO WITHSTAND H20 HIGHWAY LOAD AND SOIL LOADS.
TRENCH DETAIL

MATERIAL

UNDISTURBED N.T.S.

SECTION B-B

02/01/02

6" MIN.
BEDDING MATERIAL TO BE 3/4" CRUSHED STONE

8"

THOROUGHLY COMPACTED SIDE OF TRENCH

SELECTED MATERIAL

BUILDING CONNECTION

6" MIN.

3/8" STEEL REINFORCING ROD MARKER

3/8" REINFORCING ROD 1' LONG-2" BELOW SURFACE

1'-0" LENGTH AS DIRECTED OR SPECIFIED

WHERE CONNECTING TO EXISTING PIPE,
FERNCO CO. OR AN APPROVED EQUAL

BUILDING CONNECTION PLAN AND 2 FT. BEYOND OR MUNICIPAL ROWS TO EDGE OF EASEMENT

PROVIDE BEDDING MATERIAL TO 1 FT. ABOVE PIPE END

MATERIAL

UNDISTURBED

FOR BUILDING CONNECTIONS

CONSTRUCT CONCRETE ENCASEMENT 6" MIN. THICK. WHERE SLOPE OF BUILDING CONNECTION IS GREATER THAN 30°

(IF CONNECTION TO MAINLINE PIPE IS GREATER THAN 45°, RISER SECTION AND MAINLINE PIPE MUST BE ENCASED IN CONCRETE; MINIMUM 6" THICK)

BUILDING CONNECTION ELEVATION

6" PVC BUILDING CONNECTION MIN. SLOPE 1/4" PER FOOT.

MAX. SLOPE = 45°

A BEDDING MATERIAL ENVELOPE

SECTION A-A

CONSTRUCT CONCRETE ENCASEMENT 6" MIN. THICK. AROUND WYE WHERE SLOPE OF BUILDING CONNECTION IS GREATER THAN 30° DEPTH AS DIRECTED

GROUND SURFACE

CUT "H" INTO TOP OF CURB TO MARK PLUG AND OAK MARKER WHERE NO EXISTING PIPE, PROVIDE BEND (ROTATE Y-BRANCH A)

2' MIN.
CLEANOUT - 6" PVC CAP 6" BELOW FINISHED GRADE

CONCRETE CURB REMOVABLE PERMANENT 2"X2" OAK MARKER - 2' LONG TO EXTEND ABOVE LOCATION OF HOUSE CONNECTION PLUG TO BE AIR TIGHT

BELOW GROUND LEVEL PROVIDE ECCENTRIC COUPLING BY AS REQUIRED

TRENCH DETAIL

FIRM UNYIELDING SUBGRADE

PCS - 1197 PRECAST CONCRETE SALES CO OR APPROVED EQUAL (WOODARD'S PRODUCTS, INC DW-6 OR APPROVED EQUAL CAPACITY 1,000 GALLONS ) (4500 PSI CONCRETE)

FINAL GRADE

DRYWELL DETAIL

HOLE SECTION

WIRE MASH 6x6 # 10/10 NTS

FILTER FABRIC

GRATE SEE DETAIL (1/2"

6"

6"

12"

6"

24"

24"

6'

25 3/4"

7"

6" ROOF LEADERS FROM ROOF AND FOOTING DRAINS 5/18/2020

REVISIONS

DATE DESCRIPTION

NO.

ANTHONY R. CELENTANO P.E.
TOWN OF RAMAPO, ROCKLAND COUNTY SPRING VALLEY, NEW YORK MARCH 19, 2020

SHEET 6 OF 6

4537

89 SOUTH MADISON AVE.
TOWN OF RAMAPO, ROCKLAND COUNTY SPRING VALLEY, NEW YORK MARCH 19, 2020

ANTHONY R. CELENTANO P.E.
TOWN OF RAMAPO, ROCKLAND COUNTY SPRING VALLEY, NEW YORK MARCH 19, 2020

SHEET 6 OF 6
Village of Spring Valley – 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

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

2. **Final Site Development Plan Specifications for Village of Spring Valley**

Note: Final site plan submittal shall substantially conform to approved Preliminary Plan.

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Specifications</th>
<th>Provided</th>
<th>Not Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td>Completed survey with stamp of licensed surveyor showing all existing utility rims and invertors.</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>b.</td>
<td>Finished set of drawings dated and stamped with seal of New York State registered Architect or Engineer including:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1)</td>
<td>Complete bulk and use tables demonstrating compliance with all regulations as set forth in the zoning ordinance.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2)</td>
<td>Finished layout of all proposed buildings and site appurtenances.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3)</td>
<td>Finished grading of site at appropriate contour interval with spot elevations at all breaks in grade and as necessary along all proposed curb lines, walks, and stairs, etc.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4)</td>
<td>Show typical section of any retaining walls with top of wall and bottom of wall elevations on site plan.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5)</td>
<td>Show all storm water structures with rims, inverts, and pipe sizes.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6)</td>
<td>Show all proposed utility connections to existing utilities.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7)</td>
<td>Provide construction details for all site appurtenances shown in preliminary submittal.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Description</td>
<td></td>
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<tr>
<td>---</td>
<td>-----------------------------------------------------------------------------</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Show layout and spacing for all planting proposed on site plan.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>Provide complete Plant List with botanical names, plant sizes, and spacing.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Provide layout for all proposed site lighting. Include construction details showing fixture type, poles base installation, and photometrics.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Provide preliminary building floor plans with overall dimensions and room names.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>Provide preliminary building elevations.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

TO BE PROVIDED BY [RECIPIENT].
May 17, 2020

Village of Spring Valley
Re: Drainage Calculations
89 South Madison
Spring Valley, NY

Subject: **Zero Net Calculations**

1. **Select Design Storm**
   
   Here assume: 100-year, 24-hour, zero increase in runoff.

2. **Select type of subsurface disposal system**
   
   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 ¾" stone with filter fabric.

3. **Determine soil percolation rate**
   
   a. **Area of percolation (A_p):**
      
      1) Surface area of cylinder (A_c)
         
         \[ A_c = \pi d \cdot h_{avg} \]
         
         \[ = 3.14 \times 1\text{ft} \times 8.5\text{in}/12\text{in}/\text{ft} = 2.23 \text{ ft}^2 \]
      
      2) Bottom area
         
         \[ A_b = \pi r^2 = \pi (0.5)^2 = 0.785 \text{ ft}^2 \]
   
   Therefore
   
   \[ A_p = A_c + A_b = 2.23 + 0.785 = 3.01 \text{ ft}^2 \]
   
   b. **Volume of percolation (V_p):**
      
      \[ V_p = A_b \cdot h \]
      
      \[ = 0.785 \text{ ft}^2 \times 1/12\text{in}/\text{ft} = 0.0654 \text{ ft}^3 \]
   
   c. **Soil percolation rate (S_r):**
      
      **ASSUME PERCOLATION OF 1" PER 30 MIN**
      
      \[ S_r = \text{volume/area/time} \]
      
      \[ = 0.0654 \text{ ft}^3/3.01 \text{ ft}^2 /30 \text{ min} \]
      
      \[ S_r = 0.0007 \text{ ft}^3/\text{ft}^2/\text{min} \]
      
      Or 0.0007 x 60 min x 24 hr = 1.04

      \[ S_r = 1.04-0.25\%\text{(clogging factor)} \]

      \[ S_r = 1.04-0.26 = 0.78 \text{ ft}^3/\text{ft}^2/\text{day} \]

4. **Calculate required storage volume(V_s)**
100-year, 24-hour rainfall = 9.0 in
Existing CN = 74 therefore runoff depth (V_r) = 5.82 in
Proposed CN = 98 therefore runoff depth (V_r) = 8.76 in
Therefore \( \Delta V_r = 8.76 \text{ in} - 5.82 \text{ in} = 2.94 \text{ in} \)
\( V_s = \Delta V_r \times \text{Area} \)
\( 2.94 \text{ in} / 12 \text{ in/ft} \times 20,255 \text{ ft}^2 = 4962 \text{ ft}^3 \)

5. **Volume of drywell** (V_w)
   As per manufacture 1000 gallon \( \times 0.1337 \text{ ft}^3/\text{gal} = 133.7 \text{ ft}^3 \)

6. **Volume of Stone Around Drywell** (V_s)
   \( Pr^2 \times h - \pi r^2 \times h = (3.14 \times 5^2 \times 7.58) - (3.14 \times 3^2 \times 5.58) = 303.7 \text{ ft}^3 \)
   \( V_s = \text{Use 40% void Volume (437.33)} \times 0.40 = 175 \text{ ft}^3 \)

7. **Calculate 24-hour percolation volume per drywell** (V_p)
   \( V_p = \text{Absorption area} \times \text{soil percolation rate (S_r)} \)
   Bottom of Drywell area = \( 3.14 \times 5 \times 5 = 78.5 \)
   \( = 78.5 \text{ ft}^2 \times 0.78 \text{ ft}^3/\text{ft}^2/\text{day} \)
   \( V_p = 183.69 \text{ ft}^3/\text{day/drywell} = 61 \text{ ft}^3 \)

8. **Calculate the total 24-hour volume per drywell** (V_t)
   \( V_t = \text{volume of drywell (V_w) + percolation volume (V_p) + volume of stone (V_s)} \)
   \( V_t = 133.7 \text{ ft}^3 + 61 \text{ ft}^3 + 175 \text{ ft}^3 = 369 \text{ ft}^3 \)

9. **Number of drywells used** (Dw_w)
   \( DW_R = \text{required volume of storage (V_s)}/\text{total volume per drywell (V_t)} \)
   \( DW_R = 4962 \text{ ft}^3 / 369 \text{ ft}^3 = 13.44 \)
   Use 14 drywell
TR 55 Worksheet 2: Runoff Curve Number and Runoff

Project: [Blank]  Designed By: AC  Date: 5/17
Location: Richwood Trail  Checked: AC  Date: 5/17
Check one: ☑ Present  ☐ Developed

1. Runoff curve number (CN)

<table>
<thead>
<tr>
<th>Soil name and hydrologic group (Appendix A)</th>
<th>Cover description (Cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)</th>
<th>CN (^1)</th>
<th>Area</th>
<th>Product of CN x area</th>
</tr>
</thead>
<tbody>
<tr>
<td>WVC</td>
<td>OPEN SENE</td>
<td>74</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

\(^1\) Use only one CN source per line.

CN (weighted) = \[
\text{total product} = \frac{\text{total area}}{\text{total area}} \]

Use CN = 74

2. Runoff

<table>
<thead>
<tr>
<th>Storm #1</th>
<th>Storm #2</th>
<th>Storm #3</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>9.0</td>
<td>5.82</td>
</tr>
</tbody>
</table>

Frequency: [Blank] years
Runoff, Q: [Blank] in.

(Use P and CN with Table 2-1, Figure 2-1, or equations 2-3 and 2-4.)
TR 55 Worksheet 2: Runoff Curve Number and Runoff

Project: 
Location: 

Check one: ☐ Present ☑ Developed

1. Runoff curve number (CN)

<table>
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<th>CN (^1)</th>
<th>Area</th>
<th>Product of CN x area</th>
</tr>
</thead>
<tbody>
<tr>
<td>WUC</td>
<td>OPEN SPACE</td>
<td>98</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

\(^1\) Use only one CN source per line.

CN (weighted) = total product = _____ = _____ Use CN = 98

2. Runoff

<table>
<thead>
<tr>
<th>Storm #1</th>
<th>Storm #2</th>
<th>Storm #3</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>9.0</td>
<td>8.76</td>
</tr>
</tbody>
</table>

Frequency ......................................... years
Rainfall, P (24 hour) ................. in.
Runoff, Q ............................... in.
(Use P and CN with Table 2-1, Figure 2-1, or equations 2-3 and 2-4.)
**Map Legend**

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features:
  - Blowout
  - Borrow Pit
  - Clay Spot
  - Closed Depression
  - Gravel Pit
  - Gravelly Spot
  - Landfill
  - Lava Row
  - Marsh or swamp
  - Mine or Quarry
  - Miscellaneous Water
  - Perennial Water
  - Rock Outcrop
  - Saline Spot
  - Sandy Spot
  - Severely Eroded Spot
  - Sinkhole
  - Slide or Slip
  - Sodic Spot
- Soils
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features
- Water Features:
  - Streams and Canals
- Transportation:
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background:
  - Aerial Photography

**Map Information**

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
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)
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 Date: Version 17, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 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>Us</td>
<td>Udorthents, smoothed</td>
<td>3.6</td>
<td>53.1%</td>
</tr>
<tr>
<td>WuC</td>
<td>Wethersfield-Urban land complex, 8 to 15 percent slopes</td>
<td>3.2</td>
<td>46.9%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td><strong>6.8</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>
May 15, 2020

Spring Valley Planning Board
Village of Spring Valley
200 North Main Street
Spring Valley, New York 10977

Re: Application for Final Site Plan Approval - Planning Board
Premises: 26 North Myrtle Avenue
Spring Valley, New York 10977

Dear Chairman Koth & Planning Board Members,

Kindly let this letter serve to confirm that this office represents the applicant for property located at 26 North Myrtle Avenue in the Village of Spring Valley. As part of the Village Board review the Rockland County Department of Planning has supplied a letter dated June 25, 2019 pursuant to section 239 of the General Municipal Law. The purpose of this review is the property’s proximity to the Route 45. The Planning Department review issued a disapproval along with 32 comments.

The applicant is requesting an override for the general disapproval and comments #1, #2 & 3. The balance of the comments are acceptable to the applicant and will be addressed.

As to the general disapproval and #1 & #2 of the GML letter dated June 25, 2019

1. Applicant has applied to the Spring Valley Zoning Board of Appeals for variances from the Zoning regulations. This is a use permitted as of right by the Code. The applicant will comply with all zero net runoff regulations. There is adequate public water and sewer capacity. The applicant will pay the sewer impact fee. The replacement housing will comply with all current regulations including fire suppression and 2019 Building Code. The applicant is proposing a larger number of smaller more affordable units. There is a housing shortage in the Village of Spring Valley. The Zoning Code allows for variances in this case. It is a hardship for the applicant to deliver affordable units without increasing the number of units per acre.

OVERRIDE REQUESTED

2. With respect to comment #3, attached please find letter and a diagram dated August 14, 2019 from applicant’s engineer, Anthony Celentanc. As you can see from his explanation, the site is not within the jurisdiction of the Rockland County Drainage Agency. Based upon the foregoing the applicant request an override of comment #3.
OVERRIDE REQUESTED

3. The applicant has had numerous CDRC meetings with the Village Planner. The plan has dramatically changed since first submitted in August of 2018. Many changed requested by the Village Planner where incorporated into the plan. The applicant has carefully reviewed the County’s GML and met with his attorney and engineer. Based upon those meetings a new plan is being submitted tonight. The new plan has addressed the following comments from the GML.

a. Comment #3 – Addressed by the engineer letter attached
b. Comment #4 – the application & narrative were provided
c. Comment #5 – Map now includes delineation of right of way and abandonment by the Village
d. Comment #6 – Vicinity Map amended to include entire parcel
e. Comment #7 – Parcel 57.30-2-18 has been removed
f. Comment #8 – Dumpster has been moved
g. Comment #9 – Turnaround provided for parking spaces 30, 31, 48, 49, 67, & 80.
h. Comment #10 – Snow area relocated.
i. Comment #11 – Sidewalks, stairs, decks, & entrances added to the Plan
j. Comment #12 – pedestrian walkways added to the plan
k. Comment #13 – Structures are open decks. All distances requested have been added to the plan
l. Comment #14 – DOT reviewed and agreed to
m. Comment #15 – Health Department review agreed to
n. Comment #16 – Sewer District #1 review agreed to
o. Comment #17 – Applicant will obtain letter from Village Flood Plain Administrator
p. Comment #18 – Review completed by Spring Valley Fire Department
q. Comment #19 – Applicant will comply
r. Comment #20 – Applicant will comply
s. Comment #21 – Applicant will comply
t. Comment #22 – Applicant will comply 
u. Comment #23 – Applicant will comply
v. Comment #24 – Applicant will comply
w. Comment #25 – Applicant will comply
x. Comment #26 – Applicant will comply
y. Comment #27 – Applicant will comply
z. Comment #28 – Note added to the plan to described parallel lines (existing brook to be piped)
aa. Comment #29 – Applicant will comply
bb. Comment #30 – Applicant will comply
cc. Comment #31 – Applicant will comply
dd. Comment #32 – Applicant will comply

Very Truly Yours,

JAMES D. LICATA
MEMORANDUM

TO: Village of Spring Valley Planning Board
FROM: Michael D. Kauker, PP, AICP
Principal
DATE: May 21, 2020
SUBJECT: Bruno Neretich South

The following materials were received and reviewed by this office:

1. Set of Plans consisting of four (4) sheets prepared for Bruno Neretich (South) by Anthony R. Celentano, P.L.S.

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

Introduction
The applicant has submitted an application to the Planning Board is for a reapproval of a 4-lot subdivision in which a two-family home will be constructed on each lot for a total of 8 dwelling units. The application was previously approved by the Planning Board but requires approval from the Rockland County Department of Health as the subdivision is for 3 or more lots. The only change to the plan is a signature box added to the first page in the upper left-hand corner for the Health Department. We have reviewed all sheets and find that it is on conformance with the prior subdivision plat approved by the Planning Board except for the signature box on Sheet 1. The Planning Board previously acted as the Lead Agency for the SEQRA review for which a Negative Declaration was previously adopted by the Planning Board indicating that there would be no significant impact on the environment. The proposed addition of the signature block is really an administerial action that has no impact on the environment and therefore, we submit to the board that the prior Negative declaration is still valid.

cc: Applicant
1. A TEMPORARY TOPSOIL STOCKPILE

2. SEWAGE STORM DRAIN

3. PROPOSED WALK

4. PROPOSED DECK

5. PROPOSED WALK

6. SCE ENTRANCE

7. GRATE=514.5

8. FIRE HYDRANT

9. TC=519.3

10. TC=517.8

11. TC=518.4

12. TC=518.7

13. TC=516

14. PROPOSED 6" PVC SEWER @ 2%

15. PROPOSED 6" PVC SEWER @ 2%

16. 3) SILT FENCE SEDIMENT PROTECTION. AT THE CONCLUSION OF THE SIDEWALKS CONSTRUCTION OPERATIONS. THE AREA COMPACTED BY MACHINERY SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION.

17. 4) AFTER CONSTRUCTION, INSPECTION SHALL BE MADE AT LEAST SEMI-ANNUALLY AND AFTER EVERY RAIN.

18. 5) TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE RECOMMENDED IN "STANDARD EROSION CONTROL NOTES" AND AS DETERMINED BY THE CHIEF INSPECTOR AND THE ENGINEER OF RECORD. AT THE CONCLUSION OF THE SIDEWALKS CONSTRUCTION OPERATIONS, THE AREA COMPACTED BY MACHINERY SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION.

19. 6) CONSIDER LIMITING LAND DISTURBANCE TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT.

20. 7) A TEMPORARY SEEDING SHALL BE APPLIED TO DISTURBED AREAS THAT WILL BE TRASHED WITHIN 14 DAYS. THE AREA SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. ARTIFICIAL PLANTS OR STRAW MAY BE USED AT THE DISCRETION OF THE COMPANY AUTHORITY.

21. 8) FILTER BERM UNTIL THE AREA IS STABILIZED WITH VEGETATION OR ANNUALLY AND AFTER EVERY RAIN.

22. 9) CONSTRUCTION EQUIPMENT SHALL BE LIMITED TO THOSE AREAS WITHIN THE ROADWAY. THIS INCLUDES ALL NEW DRIVEWAY CONNECTIONS ALONG THE NEW ROADWAY.

23. 10) DURING CONSTRUCTION, ALL STRUCTURE SHALL BE INSPECTED WEEKLY TO INSURE STRUCTURAL INTEGRITY, DETECT VANDALISM DAMAGE, AND TO INSPECT THE DRYWELLS AND CLEAN IF NEEDED.

24. 11) STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE.

25. 12) CONSTRUCTION MATERIALS. DIVERSION SWALES, BERMS OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION.

26. 13) TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE RECOMMENDED IN "STANDARD EROSION CONTROL NOTES" AND AS DETERMINED BY THE CHIEF INSPECTOR AND THE ENGINEER OF RECORD. AT THE CONCLUSION OF THE SIDEWALKS CONSTRUCTION OPERATIONS, THE AREA COMPACTED BY MACHINERY SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION.

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PLANT SCHEDULE

PSC
HQ
CP
BM
PA

FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
COMMON NAME / BOTANICAL NAME
OAKLEAF HYDRANGEA / HYDRANGEA QUERCIFOLIA
COMMON NAME / BOTANICAL NAME
GOLDEN MOPPS SAWARA FALSE CYPRESS / CHAMAECYPARIS PISIFERA 'GOLDEN MOPPS'
COMMON NAME / BOTANICAL NAME
WINTER GEM BOXWOOD / BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'
COMMON NAME / BOTANICAL NAME
NORWAY SPRUCE / PICEA ABIES
COMMON NAME / BOTANICAL NAME

N/F LEBOVITS JOEL
10
10
10

3. ALL LAWN AREAS PREPARATION PER 1000 SF: (SHOW SPECIFICATIONS)

- 51W LED COLOR: BLACK
- 15' MOUNTING HT
- WITH SHARP CUT SHIELD

5. THE TOWN SHALL BE NOTIFIED 48 HOURS PRIOR TO PLANTING FOR AN INSPECTION OF PLANT MATERIALS.
6. ALL AREAS OUTSIDE WILLOW BEDS AND SHACKS SHALL BE SEEDED UNLESS OTHERWISE NOTED.
7. TREES SHOWN TO REMAIN SHALL BE PROTECTED WITH CONSTRUCTION FENCING AT THE TREE LINE. IF SHOWN CONSTRUCTION, IT IS DETERMINED THAT A TREE PROPOSED TO REMAIN NEEDS TO BE REMOVED. THE APPLICANT SHALL APPLY FOR A PERMIT TO REMOVE TREES, WITNESS TREES AND PERMIT SHOWN ON DRAWING. A CONSTRUCTION PERMIT WILL BE ISSUED FOR ITS REPLACEMENT.

1. ALL EXISTING SOIL FROM PLANTING PITS SHALL BE REMOVED AND SHOWN TO PRECLUDE DIRECTIONAL GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.
2. ALL ILLUMINATION SHOWN ON THIS PLAN SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.
3. ALL VEGETATION NOT SO OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.
4. ALL VEGETATION SHOWN ON THIS PLAN SHALL BE PLACED UNDER THE DIRECTION OF AN APPROPRIATE LICENSED DESIGN PROFESSIONAL.
5. THE TOWN SHALL BE NOTIFIED 48 HOURS PRIOR TO PLANTING FOR AN INSPECTION OF PLANT MATERIALS.
6. ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD FOR NURSERY STOCK", CURRENT EDITION.
7. ALL PLANT STOCKS AND NURSERYMEN'S MATERIALS MUST BE NURSERY GROWN AND SHOWN ON THE PLANT SCHEDULE. SHAKE IS NOT ACCEPTABLE.
8. THE USE OF HAY MULCH IS NOT PERMITTED.
9. THE TOWN OF RAMAPO BUILDING INSPECTOR WITH A COPY OF THIS PLANT SCHEDULE. SHAKE IS NOT ACCEPTABLE.
10. THE TOWN SHALL BE NOTIFIED 48 HOURS PRIOR TO PLANTING FOR AN INSPECTION OF PLANT MATERIALS.
11. ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF AN APPROPRIATE LICENSED DESIGN PROFESSIONAL.
DISTURBED LAWN AREAS TO BE RESEEDED

DESCRIPTION

REVISIONS

3. SIZE MAY BE VARIED TO SUIT SIZE OF DUMPSTER.

4. 2"X6" BUMPER ADDED ALONG REAR OF DUMPSTER TO PREVENT CHIPPING OUT OF INTERIOR WALL.

STONE

WASHED

2'

FIRM UNYIELDING SUBGRADE

TRENCH DETAIL

12" SOLID BEDDING

NOTES

GARbage DUMPSTER

8'

CORRUGATED METAL PIPE, 4" PERFORATED

2" ASPHALTIC CONCRETE TYPE 6F TOP COURSE (NYS ITEM 403.13)

DETAIL

SPLITFACE BLOCK TO PAVEMENT DETAIL

6X6X1/2 STEEL ANGLE BOLTED TO WALL FOR 8" CONC. BLOCK WITH SOLID BLOCK AT TOP. REINF. WITH DURO-WALL AT EVERY COURSE. FILL ALL CORES SOLID WITH

NOT TO SCALE

CONCRETE CURB AND SIDEWALK DETAIL

NOTE: PROVIDE EXPANSION JOINT AT 10'-0" MAX.

NOT TO SCALE

6"

2'4"

EXPANSION JOINT

CONC. FOOTING

20"

8"

1'4"

5000 PSI AIR-ENTRAINED STONE

3/4" CRUSHED

4,500 PSI, 6 BAG MIX, 6% AIR ENTRAINED

FIRM, DRY, SUBGRADE

6" OF 4500# CONC. REINF. WITH 6X6, 6/6

8" OF 3/4" CRUSHED STONE BASE

8" REINFORCEMENT TO WITHSTAND H20 HIGHWAY THICKNESS 6" WITH ADEQUATE STEEL MINIMUM STRENGTH CONCRETE 4000 PSI WALL

NOTE:

WALLS: PRECAST 6" THICK

PRECAST DETAILS

BLOCK AS REQUIRED TO 4'0" FINISHED GRADE, 2 BRING CASTING TO 3' MIN

BUILDING CONNECTION DETAIL

6"

25 3/4"

24"

NTS

6" 4" 7" 24" 6' 1/2" HOLE SECTION (SEE DETAIL)

12" HDPE FROM BEDDING MATERIAL TO 3/4" CRUSHED STONE

N.T.S.

WHERE SLOPE OF BUILDING CONNECTION IS GREATER THAN 30° CONSTRUCT CONCRETE ENCASEMENT 6" MIN. THICK. AROUND WYE LENGTH AS DIRECTED OR SPECIFIED (SEE BUILDING CONNECTION PLAN)

BUILDING CONNECTION ELEVATION

DROP CURB DETAIL

BUILDING CONNECTION TRENCH DETAIL

BUILDING CONNECTION DETAIL

BUILDING CONNECTION PLAN

DROp CURB DETAIL

BUrksbAum

TOWN OF RAMAPO, ROCKLAND COUNTY SPRING VALLEY, NEW YORK OCTOBER 22, 2019

ANTHONY R. CECENTANO P.E.

TAX MAP DESIGNATION: 57.24-1-48

BUKSBALM

TOWN OF RAMAPO, ROCKLAND COUNTY SPRING VALLEY, NEW YORK OCTOBER 22, 2019

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BUKSBALM

TOWN OF RAMAPO, ROCKLAND COUNTY SPRING VALLEY, NEW YORK OCTOBER 22, 2019

ANTHONY R. CECENTANO P.E.
To Planning Board:
Re: 26 N. Myrtle Ave
6/19/2020

I have reviewed the site plan 26 N. Myrtle Ave dated 2/2/2016 Rev on 5/17/2020. Applicant is providing 26Ft Apparatus Access as well as 120' Ft Hammerhead turn. I am requesting that the curb next to parking spot label 23 be adjusted for rear axle truck Mobility.

If you have any question, feel free to contact me.

Sincerely
Chief Raymond Canario
845-587-3953
Chiefsvfd_rhl@villagespringvalley.org