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

Planning Board Agenda
July 6th, 2020
7:00pm

1. 127 Maple Ave - Revised Consideration of Negative Declaration
2. 131 Bethune Blvd - Final approval
3. 41 S. Main St - Revised Site Plan Approval
4. 89 S. Main St - Consideration of Negative Declaration
5. 41 Rose Ave - Consideration of Negative Declaration

You may examine the above-listed applications, submissions, which may be viewed at:
www.Villagespringvalley.org

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

Building.

The per code requirements, I suggest that the zone signs and markings be placed in front of the building.

I have reviewed the plan for the above project and have concluded that Apparatus access is

6/5/2020
Re: 127 Maple Ave

To Whom It May Concern

Raymond Canario
Chief

Phone: 845-377-4811
Spring Valley, New York 10977
G.O. 637

Ken Conlin
Deputy Chief

Bud Schoonover
John Conlin Jr.
Willie Frank
Robert Foles
Lawrence C. Boslin
Raymond Guarnaccio
Wardens
The applicant should provide a narrative which includes the following information:

1. General Comments

   Form an appearance before the Planning Board.
   A application is on for a preliminary hearing before the Planning Board and the applicant's
   application is for a public hearing before the Village Board and Zoning Board or Appeals. The
   negative decision and is in connection to the Planning Board for reconsideration of a SEORA
   Development Plan and is in connection to the Village Board for reconsideration of a SEORA
   negative decision and referral to the Village

   Application Status

   Board and Zoning Board of Appeals. The applicant has decided to modify the original site
   Application previously received a SEORA negative decision and referred to the Village

   Board.

   Tempt from the Village Board andvariances from the ZBA.

   The proposed development will replace the single family house with a four family rental
   housing and is located just behind the P.I. Planned Industrial District.

   A house on the south side of Maple Avenue bordered by the railroad tracks in the east. The site
   located on the north side of Maple Avenue bordered by the railroad tracks in the west. The site
   has front and rearage use building with an accessory parking lot. The subject property is
   planned to be a four-story mixed-use rental.

   Introduction

   Consideration:

   The following comments are submitted in regard to the application for the Planning Boards

   As revised April 13, 2020.

   5. Demand for commercial space in the vicinity of the subject property as located between
      Maple Avenue and the railroad tracks.

   4. SEORA Revised Plan 3 received by the Planning Board.

   3. SEORA Environmental Assessment Form dated 9/25/19.


   1. Site plan consisting of I sheet prepared by Anthony R. Cencelino, P.E. dated July 23, 2019

   The following materials were submitted and received by this office:

   Review # 4

   127 Maple Avenue
   July 2, 2020
   Principal
   Michael D. Kauker, P.P.
   Village of Spring Valley Planning Board

   MEMORANDUM

   SUBJECT: Review # 4

   FROM: Michael D. Kauker, P.P.

   TO: Village of Spring Valley Planning Board
Declaration of Lead Agent: November 25, 2019

Declaration of Intent to be Lead Agent: November 7, 2019

Board has taken the following actions related to the SEQR Act:

- Revisions to SEQR Regulations this action is contingent on anRule 80 action as an unfunded action. The Planning
- Procedures Environmental Quality Review Act (SEQR)

Change in Impediment Area from the proposed plan to the new plan:

1. The area is 10 acres.

2. The original was 3 acres.

3. The area is to be reduced to 10 acres.

4. The proposed plan is 10 acres.

5. The area is to be reduced to 3 acres.

6. The area is to be reduced to 7 acres.

7. The area is to be reduced to 5 acres.

8. The area is to be reduced to 2 acres.

9. The area is to be reduced to 0 acres.

10. The area is to be reduced to 0 acres.

Proposal of 20 feet to be reduced, where 7 feet is proposed.

1. The area is to be reduced to 7 feet.

2. The area is to be reduced to 5 feet.

3. The area is to be reduced to 2 feet.

4. The area is to be reduced to 0 feet.

5. The area is to be reduced to 0 feet.

6. The area is to be reduced to 0 feet.

7. The area is to be reduced to 0 feet.

8. The area is to be reduced to 0 feet.

9. The area is to be reduced to 0 feet.

10. The area is to be reduced to 0 feet.

New Comments:

1. The proposed plan should be provided along the easement side of the property.

2. The proposed plan should be provided along the easement side of the property.

3. The proposed plan should be provided along the easement side of the property.

4. The proposed plan should be provided along the easement side of the property.

5. The proposed plan should be provided along the easement side of the property.

6. The proposed plan should be provided along the easement side of the property.

7. The proposed plan should be provided along the easement side of the property.

8. The proposed plan should be provided along the easement side of the property.

9. The proposed plan should be provided along the easement side of the property.

10. The proposed plan should be provided along the easement side of the property.

The area is to be reduced to 0 feet.

Proposal of 20 feet to be reduced, where 7 feet is proposed.

1. The area is to be reduced to 7 feet.

2. The area is to be reduced to 5 feet.

3. The area is to be reduced to 2 feet.

4. The area is to be reduced to 0 feet.

5. The area is to be reduced to 0 feet.

Proposal of 20 feet to be reduced, where 7 feet is proposed.

1. The area is to be reduced to 7 feet.

2. The area is to be reduced to 5 feet.

3. The area is to be reduced to 2 feet.

4. The area is to be reduced to 0 feet.

5. The area is to be reduced to 0 feet.

Proposal of 20 feet to be reduced, where 7 feet is proposed.

1. The area is to be reduced to 7 feet.

2. The area is to be reduced to 5 feet.

3. The area is to be reduced to 2 feet.

4. The area is to be reduced to 0 feet.

5. The area is to be reduced to 0 feet.

Proposal of 20 feet to be reduced, where 7 feet is proposed.

1. The area is to be reduced to 7 feet.

2. The area is to be reduced to 5 feet.

3. The area is to be reduced to 2 feet.

4. The area is to be reduced to 0 feet.

5. The area is to be reduced to 0 feet.

Proposal of 20 feet to be reduced, where 7 feet is proposed.

1. The area is to be reduced to 7 feet.

2. The area is to be reduced to 5 feet.

3. The area is to be reduced to 2 feet.

4. The area is to be reduced to 0 feet.

5. The area is to be reduced to 0 feet.

Proposal of 20 feet to be reduced, where 7 feet is proposed.

1. The area is to be reduced to 7 feet.

2. The area is to be reduced to 5 feet.

3. The area is to be reduced to 2 feet.

4. The area is to be reduced to 0 feet.

5. The area is to be reduced to 0 feet.

Proposal of 20 feet to be reduced, where 7 feet is proposed.

1. The area is to be reduced to 7 feet.

2. The area is to be reduced to 5 feet.

3. The area is to be reduced to 2 feet.

4. The area is to be reduced to 0 feet.

5. The area is to be reduced to 0 feet.
The aerial photograph below shows the subject property and its relationship to the surrounding neighborhood.

The subject property is surrounded by a mix of commercial, light industrial and residential uses.

The property is currently occupied by an existing one-story building and parking areas.

The property has a lot area of 7.35 acres.

The subject property is an interior lot located on the south side of Maple Avenue bordered by the railroad tracks to the east in the PLI District. The subject property has a lot area of 7.354 square feet.

Property Description

The property is surrounded by a mix of commercial, light industrial and residential uses.

The subject property is an interior lot located on the south side of Maple Avenue bordered by the railroad tracks to the east in the PLI District. The subject property has a lot area of 7.354 square feet.

The property is currently occupied by an existing one-story building and parking areas.

The subject property is an interior lot located on the south side of Maple Avenue bordered by the railroad tracks to the east in the PLI District. The subject property has a lot area of 7.354 square feet.

Board Action

Adoption of Negative Declaration: January 2, 2020

Adoption of Part 2: November 25, 2019

Village of Spring Valley

127 Maple Avenue
Industrial District. Permitted uses in the PI district include Uses of the Village of Spring

Permitted Uses – The subject property is located within the Village of Spring's PI Planning District.

Parking spaces are 9 feet by 19 feet.

There are 9 parking spaces proposed, where 2 would be required. The dimensions of the cut out along Maple Avenue, the dimension of the drive aisle which was increased to 24 feet, been moved and will now be situated along the rear property line. Access is provided from one existing building within a building and an associated parking lot. The proposed building location has

The application’s proposal consists the construction of a two-story mixed-use retail and warehouse

The following map shows the lot that is the subject of this application in relation to the other lots.

Page 5
July 2, 2020
Village of Spring Valley
127 Maple Avenue
See comments above.

- Circulation and Parking

Should be provided.

- Building Plans and Elevations

The FPR calculation.

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

The FPR calculation.

Details for the basement area should be provided in order to determine if it should be included in

the interior garage. The degree of the parking variance.

The applicable interpretation of the number of required parking spaces increased to 12.

The prior layout required 10 parking spaces, because the

requirements would be required for the number of required parking spaces as 12 are

the zone ordinance.

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

the zone ordinance.

The applicant requires several variances for this proposed development as indicated above.

<table>
<thead>
<tr>
<th>Proposed</th>
<th>Required</th>
<th>Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.60</td>
<td>0.48</td>
<td>0.5</td>
</tr>
<tr>
<td>2.5/2</td>
<td>2.5/2</td>
<td>2.5</td>
</tr>
<tr>
<td>8.4</td>
<td>8.4</td>
<td>8.4</td>
</tr>
<tr>
<td>0.5</td>
<td>0.5</td>
<td>0.5</td>
</tr>
<tr>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>4.9</td>
<td>4.9</td>
<td>4.9</td>
</tr>
<tr>
<td>7.8</td>
<td>7.8</td>
<td>7.8</td>
</tr>
<tr>
<td>7.354</td>
<td>7.354</td>
<td>7.354</td>
</tr>
<tr>
<td>20'000</td>
<td>20'000</td>
<td>20'000</td>
</tr>
</tbody>
</table>

The bulk and area requirements of the zone ordinance.

- Bulk and Area Requirements — The following table compares the proposed development to

in accordance with § 2.55-28K in the P1 District.

The proposed uses of development is permitted by special permit from the village board.

The proposed includes development is permitted by special permit from the village board.

businesses, storage of northwest utilities, telecommunications, storage of other pieces of workshop,

products, research, experimental or testing laboratories, printing plants, wholesalers,

auditoriums, medical laboratories, manufacturing, production, publishing, or assembly of

needs of the village of Spring Valley, commercial indoor recreation facilities,

valleys; Uses of other governments: business of professional offices, parking lots or parking

177 Maple Avenue

July 2, 2020
Spring Valley Village

1. Select Design Storm

2. Select type of subsurface disposal system

3. Determine soil percolation rate
   a. Area of percolation (A_o):
      \[ A_o = \frac{2.23 + 0.785}{3} = 0.785 \text{ ft}^2 \]
   b. Volume of percolation (V_o):
      \[ V_o = A_o \times h = 0.785 \text{ ft}^2 \times 1 = 0.785 \text{ ft}^3 \]
   c. Soil percolation rate (S_o):
      \[ S_o = \frac{0.0654 \text{ ft}^3/\text{min}}{750 \text{ min}} = 0.0007 \text{ ft}^3/\text{min} \]
      Or \[ S_o = 0.0007 \times 24 \text{ hr} = 0.0168 \text{ ft}^3/\text{hr} \]

Therefore
\[ A_p = A_o + A_b = 2.23 + 0.785 = 3.01 \text{ ft}^2 \]
Use 1 drywell.

\[ D/W = 86.7 \text{ ft}^3/367 \text{ ft}^3 = 0.23 \]

\[ V = \text{Required volume of storage (V)} \]

\[ V = \text{Volume of drywell (V)} + \text{Percolation volume (Vp)} + \text{Volume of stone (Vs)} \]

\[ V = 133.7 \text{ ft}^3 + 72 \text{ ft}^3 + 161.6 \text{ ft}^3 = 367 \text{ ft}^3 \]

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

\[ V = \frac{92 \text{ ft}^3 \times 0.78 \text{ ft}^3/\text{ day}}{24 \text{ h} \times 24 \text{ h}} \]

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

\[ V = 72 \text{ ft}^3/\text{day/drywell \times 24 h/day} = 1728 \text{ ft}^3 \]

\[ V = \text{Absorption area \times soil percolation rate (S)} \]

\[ V = \text{Volume of stone around drywell (V)} \]

\[ V = 0.4 \text{ in/ft} \times 1000 \text{ gallon} \times 0.1337 \text{ ft}^3/\text{gal} = 133.7 \text{ ft}^3 \]

\[ V = \text{Volume of drywell (V)} \]

\[ V = 0.14 \text{ in/ft} \times 7354 \text{ ft}^2 = 101.6 \text{ ft}^3 \]

Therefore, \[ V = 0.24 \text{ in-8 in} = 0.14 \text{ in} \]

Proposed CN = 94.3

Therefore runoff depth (V') = 8.24 in

Existing CN = 92.5

Therefore runoff depth (V') = 8.1 in

10-year, 24-hour return = 9.0 in

4. Calculate required storage volume (V).
TO: Village of Spring Valley Planning Board
FROM: Michael D. Kauker, PP, AICP
DATE: July 2, 2020
SUBJECT: 131 Bethune Boulevard
Review #4

The following materials were received and reviewed by this office:
2. SEQRAs and SEARs Part 3 dated March 2, 2019.
3. SEQRAs and SEARs Part 3 dated March 2, 2019.
5. Architectural Plans consisting of 5 sheets prepared by Hy Garfinkel dated 5/5/19.

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

Introduction
The applicant has submitted an application for the consideration of preliminary and final site development plan approval in order to construct a three-story, 15-unit, multi-family development. The subject property is an interior lot located on the west side of Bethune Boulevard south of Ewing Avenue. The subject property has an area of 22,916 square feet and is located within the PDR Planned Residential Development Overlay District. The proposed development will require preliminary and final site development plan approval from the Planning Board, variances from the ZBA, and special permits from the Village Board.

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

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

• Declaration of Intent to be Lead Agency: January 3, 2019
• Declaration of Lead Agency: January 31, 2019
The real property description below shows the subject property and its relationship to the surrounding neighborhood.

The real property description below shows the subject property and its relationship to the surrounding neighborhood.

and west and Buxton Boulevard to the west.

The subject property is bounded by 1½ story one-family residential dwellings to the north, south.

The subject property is in an area primarily developed with residential land uses. The subject property is developed with a one-family

dwelling and has a lot area of 22,916 square feet. The property is developed with an existing

dwelling and a lot area of 22,916 square feet. The property is developed with an existing

dwelling and a lot area of 22,916 square feet. The property is developed with an existing

dwelling and a lot area of 22,916 square feet. The property is developed with an existing

dwelling and a lot area of 22,916 square feet. The property is developed with an existing

The subject property is an interior lot located on the west side of Buxton Boulevard south of

Property Description

the article area and of this area will be used for anything.

5. The architectural plans show doors on the second floor and it appears that this area

could be usable. The application will provide additional information regarding the ceiling height.

4. The architectural plans show doors to the basement. The application will provide

enhance the view from the public street.

recommendations consisting of ornamental hedges and shrubs. The purpose is to

recommends additional landscaping be provided in the front of the building.

3. We would recommend that additional landscaping be provided in the front of the building.

2. We would recommend that the applicant provide hedges that are more ornamental in their

appearance.

1. There are some features shown on the architectural plans that are not shown on the site

General Comments

Development Plan Approval

for a public hearing at which time the Planning Board will consider preliminary and final site

Board on March 3, 2010 and variances from the ZBA on June 12, 2010. The application is set

The applicant remains in the Planning Board after receiving a special permit from the Village

Board Action

Adoption of Rezoning Declaration: March 7, 2019

Adoption of Zoning: January 31, 2019

Page 2

Village of Spofford Valley

131 Buxton Boulevard
The following map shows the lot that is the subject of this application in relation to the other lots.

The applicant's proposal consists of the construction of a three-story 15-unit multi-family dwelling.
See comments above.

Circulation and Parking

Revised accordingly. We have no comment on the design of the building.

The applicant should ensure that both plans are consistent. Plans should be
■ Development Plan. The applicant should provide their architect plans that are not shown on the site
plan. There are some features shown on the architect plans that are not shown on the floor
Building Plans and Elevations

The applicant should provide architectural plans to confirm the building height and F.P.R.

where the applicant proposes a density of 25 units per acre;

1. A variance would be required for parking in the front yard as approximately 6 spaces are

2. The density for multifamily dwellings shall be a maximum of 18 dwelling units per acre;

The zoning ordinance requires the following additional variances for this proposed development as listed above.

<table>
<thead>
<tr>
<th>Fish. (L/S)</th>
<th>40/3</th>
<th>0.6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear Yard</td>
<td>50</td>
<td></td>
</tr>
<tr>
<td>Total Side Yard</td>
<td>40</td>
<td></td>
</tr>
<tr>
<td>Sides Yard</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>Front Yard</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>Lot Width</td>
<td>150</td>
<td></td>
</tr>
<tr>
<td>Lot Area</td>
<td>2000</td>
<td>2.216</td>
</tr>
</tbody>
</table>

The bulk and area requirements of the zoning ordinance.

Zone Requirements - The subject property is located within the Villages, PRD Planned

Residential Development.

Permitted Uses - The Villages, PRD Planned

Permitted Uses - The following table compares the proposed development to

is a permitted by special permit from the Village Board in the PRD District

Village of Spring Valley. Uses of other phases of worship, community, community, and family

7. The proposed multifamily uses in the PRD District include one-

Violation of Spring Valley

113 Bunting Boulevard

Page 3
July 2, 2020
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 §25-40G 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."

Stormwater Management

The applicant has provided drainage plans and calculations prepared by Celentano Engineering, PLLC dated March 2, 2019 which address the stormwater impacts resulting from the proposed development of the site and provide for a zero-net increase in stormwater runoff from the site.

cc: Applicant
Should you have any questions, feel free to contact us at any time.

1. Relocate the dumpster
2. Revised parking layout
3. Modified building outline

Reapplication for revised approval:

February 7, 2020. The applicant made the following minor changes to the plan, and is the

Hortman Street, Spring Valley, NY 10977. The project received final plan approved on

Enclosed is an application for Revised the plan approval. The project is located at 5

SUBJECT: N-Starlite

57301-32
Spring Valley, NY 10977
Re: 5 Hortman Street

Spring Valley, NY 10977
235 North Main Street
Village of Spring Valley

June 25, 2020
Declaration of Lead Agency: TBD
Declaration of Intent to be Lead Agency: TBD

Board has taken the following actions related to the SEQR Review:

Pursuant to SEQR regulations this action is denoted as an unlisted action. The Planning
Service Environmental Quality Review Act (SEQR)

Second appearance before the Planning Board
The applicant is on a public hearing before the Planning Board and it is the applicant's
Application Status

The Village Board

appeal from the Planning Board, variances from the ZBA and possibly a special permit from
located within the R-2 Residential District. The proposed development will require the plan
located on 89 South Main Street in the Village of Spring Valley. The subject property is
planned development plan to consist of an addition to an existing and a storage facility. The subject property
An application has been submitted to the Planning Board for consideration of a preliminary and
Introduction

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

4. SEQR A Short Environmental Assessment Form dated 1/3/20.
2. Application Form dated 12/16/19
1. Site plan consisting of 6 sheets prepared for United Fundamental Academy by Anthony R.

The following materials were received and reviewed by this office:

Review # 2
69 South Main Street (United Fundamental Academy)
MORANDUM
89 South Main Street (United Fundamental Academy)
June 17, 2020
Principal
Michael D. Kauker, PPE, AICP
Village of Spring Valley Planning Board

SUBJECT:
DATE:
FROM:
TO:

MEMORANDUM

Kauker & Kauker
General Description of Any Etch-Sanding Structure: None Proposed.

Project Utilization: Proposed for storm water, gas, electric, sanitary, and water.

1. Proposed: Inclusion of all buildings proposed on property.
2. Proposed: Proposed plan of all buildings proposed on property.
3. Proposed: Proposed plan of all buildings proposed on property.
4. Proposed: Proposed plan of all buildings proposed on property.
5. Proposed: Proposed plan of all buildings proposed on property.
6. Proposed: Proposed plan of all buildings proposed on property.
7. Proposed: Proposed plan of all buildings proposed on property.
8. Proposed: Proposed plan of all buildings proposed on property.
9. Proposed: Proposed plan of all buildings proposed on property.

Water Supply:

1. Proposed: Location of any above-ground and below-ground buildings.
2. Proposed: Location of any above-ground and below-ground buildings.
3. Proposed: Location of any above-ground and below-ground buildings.
4. Proposed: Location of any above-ground and below-ground buildings.
5. Proposed: Location of any above-ground and below-ground buildings.
6. Proposed: Location of any above-ground and below-ground buildings.
7. Proposed: Location of any above-ground and below-ground buildings.
8. Proposed: Location of any above-ground and below-ground buildings.

The following information is included below:

1. Preliminary Site Development Plan Specifications for Villas of Spring Valley

The following information is included below:

1. Preliminary Site Development Plan Specifications for Villas of Spring Valley

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.

A proposed development plan should be presented in a series of sheets of uniform size.
The aerial photograph below shows the subject property and its relationship to the surrounding neighborhood.

The subject property is surrounded primarily by residential uses.

The subject property is currently occupied by a private school with multiple buildings and uses.

The subject property is located at 89 South Main Street in the R-2 District. The property has a lot area of 399.3 acres. The property is currently occupied by a private school with multiple buildings and uses.

Property Description

(8) General description of any variances or special permits sought by the applicant.

Page 3
June 17, 2020

Village of Spring Valley
89 South Main Street (United Methodist Academy)
Governments, Public Schools, One-Family semi-detached dwellings and Two-Family detached
or other places of worship. Churches, Uses of the Village of Spring Valley, Uses of other
District. Permitted uses in the R-2 District include One-Family detached dwellings, Churches,
Permitted Uses - The subject property is located within the Village's R-2 Residential
Zoning Ordinance

The application's proposal consists the construction of a 19,200 square foot (240 feet by 80 feet)
and a 1,400 square foot (24 foot by 60 foot) storage heater. It appears that no other development
in the area.

The following map shows the lot line and the subject of this application in relation to the other lots.
connected on the bulk face. The bulk face on the plan indicates the required front yard setback is 30 feet, where it is 15 feet. This should be not provided.

Stormwater Management

For preliminary review a general description of the height shall be provided.

Lighting Plan

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

Landscaping Plan

The applicant should provide adequate planning for the development that complies with the bulk and area requirements of the zoning ordinance.

<table>
<thead>
<tr>
<th>Height (in feet)</th>
<th>PLF</th>
<th>Proposed</th>
<th>Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-3.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.01-10.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.01-20.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20.01-30.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>30.01-60.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>60.01-100.00</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>&gt;100.00</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

1. Detailed FAR calculations should be provided.
2. The application should provide architectural plans to confirm the building height and FAR.

- The proposed use is accessory to a private secondary or elementary school which is permitted by a special permit in the R-2 District.

Page 5
June 17, 2020
Whiteroe of Spring Valley
69 South Main Street (United Talmudical Academy)
Although the proposed rezoning is pertinent in the R-2 zone, the applicant would require a few years of time to implement the proposed action. Action creates a material conflict with an adopted land use plan or zoning regulations.

Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?

Applicant

The following provides some additional detail regarding questions where answers are required prior to submitting an application for the consideration of applicant to avoid or reduce impacts.

Identify the impacts, including any measures or design elements that are proposed by the project. Whether or not substantial are identified in section 3, should be explained why a potential impact identified in Part 2 may resolve or moderate to be a large impact.

In Part 2, the applicant showed explain why a potential impact identified in Part 2 may resolve or moderate to be a large impact. In instances when sufficient information was not provided or not large in Part 3, the SEAF. In instances where substantial information was not provided or not large in Part 3, the SEAF may resolve or moderate to be a large impact. The applicant should address the impacts that have been identified as moderate to be a large impact. In instances where substantial information was not provided or not large in Part 3, the SEAF may resolve or moderate to be a large impact. The applicant should address the impacts that have been identified as moderate to be a large impact.
LANDSCAPING could be used in order to mitigate potential visual impacts. The bulk aforesaid is not considered to be an aesthetic consideration in evaluating the impacts of the proposed building. The proposed building would result in an additional building being constructed on the site. The proposed action would result in a change in the use or intensity of the property. The following table lists the variances and percent of the deviation requested.

The following table lists the variances and percent of the deviation requested.
Will the proposed action result in an adverse change to natural resources?

Will the proposed action result in an adverse change to natural resources?

Will the proposed action result in an adverse change to natural resources?

Will the proposed action interfere with the character or quality of important historical, archaeological, architectural or aesthetic resources?

The site does not contain a structure that is listed on either the State or National Register of Historic Places and the proposed action is not located in an archaeological sensitive area.

The site does not contain a structure that is listed on either the State or National Register of Historic Places and the proposed action is not located in an archaeological sensitive area.

The site does not contain a structure that is listed on either the State or National Register of Historic Places and the proposed action is not located in an archaeological sensitive area.

The site does not contain a structure that is listed on either the State or National Register of Historic Places and the proposed action is not located in an archaeological sensitive area.

The site does not contain a structure that is listed on either the State or National Register of Historic Places and the proposed action is not located in an archaeological sensitive area.

The site does not contain a structure that is listed on either the State or National Register of Historic Places and the proposed action is not located in an archaeological sensitive area.

The site does not contain a structure that is listed on either the State or National Register of Historic Places and the proposed action is not located in an archaeological sensitive area.

The site does not contain a structure that is listed on either the State or National Register of Historic Places and the proposed action is not located in an archaeological sensitive area.

The site does not contain a structure that is listed on either the State or National Register of Historic Places and the proposed action is not located in an archaeological sensitive area.

The site does not contain a structure that is listed on either the State or National Register of Historic Places and the proposed action is not located in an archaeological sensitive area.

The site does not contain a structure that is listed on either the State or National Register of Historic Places and the proposed action is not located in an archaeological sensitive area.
contain any unique land forms and does not contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered.

Part 2, Question 10
Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?

The applicant has provided an analysis assessing the impact the proposed development may have regarding stormwater runoff.

Part 2, Question 11
Will the proposed action create a hazard to environmental resources or human health?

The proposed action would not create a hazard to environmental resources or human health.

cc: Applicant
### Part 1 - Project Assessments

**1. Will the proposed action create a hazard to environmental resources or human health?**

**2. Will the proposed action result in an increase in the potential for erosion, flooding, or damage to floodplains, coastlines, waterbodies, groundwater, or wildlife?**

**3. Will the proposed action be significant in terms of cultural or historical importance, or archaeological value?**

**4. Will the proposed action impact the characteristics that compose the established Critical Environmental Areas (CEA)?**

**5. Will the proposed action result in an adverse change in the existing level of traffic or transportation?**

**6. Will the proposed action cause an increase in the use of energy and its link to incompressible resources?**

**7. Will the proposed action impact the reliability of water and wastewater utilities?**

**8. Will the proposed action impact the demand for quality of information technology, educational, or public service?**

**9. **Public Water System or Drinking Water?**

**10. Will the proposed action result in an adverse change in natural resources (6), wetlands, or upland areas?**

**11. Will the proposed action create a hazard to environmental resources or human health?**

---

**Part 2 - Impact Assessment**

**Short Environmental Assessment Form**

**Date:**

**Project:**

**Agency Use Only (If applicable)**
prepared a SEQR A Negative Declaration for the Planning Boards consideration.
We have reviewed all of the information provided to date and have
denied our comments. We believe that the information provided is
the number of units and size of the building and made some other changes that significantly
application has provided an initial Part 3 and a supplement to the Part 3. The applicant has reduced
is the leading agency for the SEQR A Review. The Planning Board adopted a Part 3 and the
application is for the Planning Board of the Village of Spring Valley
Applicant is on a Preliminary Hearing before the Planning Board and is the Applicant's

Application Stated

Village Board and ZBA. The
will require the development plan approval from the Planning Board, a special permit from the
requires the development plan approval from the Planning Board, a special permit from the
Proposed development
within the Planned Residential Development Overlay District. The Proposed development
and Farnum Drive to the south. The site has an area of 15,000 square feet and is located
subject property is located on the west side of Rose Avenue between Farnum Drive to the north
and Rose Avenue to the south. The site has an area of 15,000 square feet and is located
Proposed development has been submitted to the Planning Board for Consideration of a preliminary and

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

3. SEAQR A Study Environmental Assessment Form dated 11/8/19.
1. Site Plan consisting of 1 sheet provided by Anthony R. Celerino P.E. dated

The following materials were received and reviewed by this office:

MEMORANDUM

TO: Michael D. Kanter, PPC, AICP
Village of Spring Valley Planning Board

FROM: [Signature]

DATE: October 22, 2019

SUBJECT: Revised 6/29/20

FILE #:

41 Rose Avenue

June 30, 2020

Principal

Kanter & Kanter

LLC
The subject property is surrounded primarily by residential uses.

Two older residential structures.

District. The property has a lot area of 15,000 square feet. The property is currently occupied by

The subject property is an interior lot located on the west side of Rose Avenue in the PRD.

Property Description

Board's consideration.

As previously mentioned, we have prepared a SEQRa Negative Declaration for the Planning Board Action.

Adoption of Negative Declaration: TBD

Adoption of Plan: TBD

Delegation of Lead Agency: June 4, 2020

Delegation of Lead Agency: February 6, 2020

Board has taken the following actions related to the SEQRa review:

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:

1. The proposal results in an overdevelopment of the site because of the proposed increase in density and character in partying.

2. The application proposes 12 units, where only 6 units would be permitted at a density of 18 units per acre as mandated by the SEQRa.

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 a landscaped buffer of 5 feet has been provided between the building and the street.

5. The parking area shall not exceed 100 square feet or the parking area shall not exceed 1.5 feet from the subject property line.

Site Environmental Quality Review Act (SEQRa)
No landmark is shown on the plan.

No landmark is also provided and located to the west of the parking area adjacent to the dumpster.

The following map shows the lot that is the subject of this application in relation to the other lots.
The zoning ordinance.

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

The applicant requires several variances for the proposed development as identified above.

The bulk and area requirements of the zoning ordinance.

- Bulk and Area Requirements - The following table compares the proposed development to

The office of the Inspector should review and provide their comments on the proposed site

A. The density for multifamily dwellings will be a maximum of 18 dwelling units per acre.

I. The density for multifamily dwellings will be a maximum of 18 dwelling units per acre.

Where the applicant proposes a density of 26 units per acre,

The office of the Inspector should review and provide their comments on the proposed site

Seer comments above.

Circulation and Parking

Should be provided.

Building Plans and Elevations

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

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

<table>
<thead>
<tr>
<th>FAR</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.6</td>
<td>0.6</td>
</tr>
<tr>
<td>0.4</td>
<td>0.4</td>
</tr>
<tr>
<td>0.3</td>
<td>0.3</td>
</tr>
<tr>
<td>0.25</td>
<td>0.25</td>
</tr>
<tr>
<td>0.16</td>
<td>0.16</td>
</tr>
<tr>
<td>0.12</td>
<td>0.12</td>
</tr>
<tr>
<td>0.08</td>
<td>0.08</td>
</tr>
<tr>
<td>0.05</td>
<td>0.05</td>
</tr>
<tr>
<td>0.02</td>
<td>0.02</td>
</tr>
<tr>
<td>0.01</td>
<td>0.01</td>
</tr>
<tr>
<td>0.005</td>
<td>0.005</td>
</tr>
<tr>
<td>0.001</td>
<td>0.001</td>
</tr>
<tr>
<td>0.0005</td>
<td>0.0005</td>
</tr>
<tr>
<td>0.0001</td>
<td>0.0001</td>
</tr>
<tr>
<td>0.0000</td>
<td>0.0000</td>
</tr>
<tr>
<td>Total</td>
<td>1.0</td>
</tr>
</tbody>
</table>

The bulk and area requirements of the zoning ordinance.

- Bulk and Area Requirements - The following table compares the proposed development to

The village board in the PDR District.

Is permitted by special permit from the village board in the PDR District.

Similarly, development of multifamily dwellings and two-family detached dwellings, the proposed multifamily use

Residential Development of Residential District is permitted in the PDR District. Planned uses in the PDR District include one-

Permitted Uses - The subject property is located within the Village’s Planned

Zoning Ordinance

Page 5
June 30, 2020
Village of Spring Valley
41 Rose Avenue
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
The applicant has provided Drainage Calculations that show the applicant can achieve a zero net increase in stormwater runoff by constructing 5 drywells on the property.

cc: Applicant
The subject property is an interior lot located on the west side of Rose Avenue between Cypress Avenue to the north and Freed Hechel Drive to the south. Upon the subject property, there is an existing building of approximately 5,000 square feet, which will be retained. The subject property also includes a small parking lot.

Village Board

The application will also require variance from the ZBA for a special permit for the development plan approved in order to construct a 9-unit multi-family development.

The applicant has applied for the consideration of Preliminary and Final Site Plan Review (201) 847-2900

WK448NY 07481
36 Franklin Ave
Kaufman & Kaufman, PLLC

Prepared by: Michael D. Kaufman, AICP, P.E.

Project Name: Village Board

Date: June 30, 2020

41 Rose Avenue

Notice of Determination of Non-Significance

NEGATIVE DECLARATION

STATE ENVIRONMENTAL QUALITY REVIEW
Reasons Supporting This Determination:

1. The proposed action is not anticipated to result in any adverse environmental impacts as further described below:

2. The proposed action will not cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels, a substantial increase in potential for erosion, flooding, leaching or drainage problems;

3. The proposed action will not result in the impairment of the environmental characteristics of a Critical Environmental Area;

4. The proposed action will not result in a major change in the use of either the quantity or type of energy;

5. The proposed action will not result in the creation of a hazard to human health;

6. The applicant has provided drainage plans and calculations prepared by Celentano Engineering, PLLC dated May 17, 2020 which address the stormwater impacts resulting from the proposed development of the site and provide for a zero-net increase in stormwater runoff from the site;

7. This Negative Declaration does not constitute any approval of any drainage plan.

8. In addition, this negative declaration does not constitute any approval of any site plan and it only shows that the potential impacts could be mitigated.
is provided along the site and rear property lines and a 10-foot landscaped buffer is provided is pursuant of the SEQRA analysis. Moreover, pursuant to your request, a 5-foot landscaped buffer
building mass. The proposed changes sufficiently address community character issues for the
reduced to 28, Your February 26, 2020 Memorandum requested both a reduction in density and
both the density of the project (from 12 to 9 units) and the size of the proposed building (FARs).

Northeastern Ohio context, the applicant is mindful of your review and has reduced

Valleym's

spacious accommodations for the larger families that form part of the face of today's Spanish
residential and environmentally responsible building materials, upgraded drainage and more
when with contemporary housing that meets the needs of the modern family. New housing offers
redevelopment of older and sometimes deteriorated properties in this neighborhood replacing
Planning Board and the Zoning Board of Appeals. The Villeym is advancing a public policy of
development in the neighborhood and parallels the redevelopment projects approved by the
From the outset, our application is consistent with the existing character of residential

and is located within the PDR Planned Residential Development Overlay District.
Way to the north and Fred Heath Drive to the south. The site has an area of 1.500 square feet.
know the subject property is located on the west side of Rose Avenue between Cushman Anches
This letter serves to supplement the EIR, "Part II" on behalf of the applicant. As you
analyze the redevelopment trends in this neighborhood.
the applicant's Site Environmental Quality Review Act process. We appreciate your thoughtful
Our office has received your review of the response of Anthony Celenza, P.E., as part of

Dear Mr. Kanner:

Re: 41 Rose Avenue

Spring Valley, NY, 10977

200 North Main Street

Villeym of Spring Valley

Michael Kanner

June 27, 2020
The Planning Board, as Lead Agency under the State Environmental Quality Review Act, may rely on the data in the multi-family use project for the same type of review in the neighborhood.

Development of the site will enhance the overall operation of the quality of the neighborhood. The site will accommodate all reasonable requests for landscaping and remain to be included in the development of adjacent land buildings. The applicants have stated that

- The location and size of the proposed use make the＆his ＆multi-family &housing &park &with &mixed &residential &and &commercial &space &in &a &neighbourhood &with &existing &shopping &south &and &convenience &stores, &educational &institutions &and &other &local &shopping &projects. &The &site &is &adjacent &to &premier &residential &areas, &main &road &shopping &areas &and &convenience &st"&es.

- The location and size of the proposed use are in harmony with the built-up zone of housing types and densities. The location of the project in the PR Zone combined with the existing &multi-family &housing &park &with &mixed &residential &and &commercial &space &in &a &neighbourhood &with &existing &shopping &south &and &convenience &stores, &educational &institutions &and &other &local &shopping &projects. &The &site &is &adjacent &to &premier &residential &areas, &main &road &shopping &areas &and &convenience &st"&es.

The Planning Board, as Lead Agency under the State Environmental Quality Review Act, may rely on the data in the multi-family use project for the same type of review in the neighborhood.

| Lot # | SF/Unit | Units (by Code) | Total Area | Lot Size/Lot
|-------|---------|----------------|------------|---------------|
| 1966.67 | 6 | 12 | 0.00 | 12
| 1967 | 6 | 23 | 0.00 | 12
| 2966 | 23 | 20.00 | 12
| 1734 | 12 | 8 | 20.50 | 12
| 1512 | 11.25 | 27.25 | 12
| 1497 | 10 | 8 | 12.90 | 12
| 1364.8 | 24 | 32.70 | 12

To assist your analysis, we note the following developments in the immediate vicinity:

- The variance from the code-decided density.
- Features of the conceptual neighborhood and the procedures of land use board, notification, and resolution from the conceptual neighborhood.
- The variance from the code-decided density.
- Features of the conceptual neighborhood and the procedures of land use board, notification, and resolution from the conceptual neighborhood.

Moreover, we note the subject application is in the PR District and thus the Board of Trustees will make a policy determination under §235-27. We especially recommend the variance from the code-decided density.

The variance from the code-decided density.

Features of the conceptual neighborhood and the procedures of land use board, notification, and resolution from the conceptual neighborhood.

If this clear then the described development completes with the as-built development of the conceptual neighborhood.
Ryan Karpfen

Very truly yours,

Please do not hesitate to contact me if I can be of further assistance in this matter.

The applicant has demonstrated the ability of the project to provide quality housing.

d. All required variances will be obtained from the Zoning Board of Appeals.

- Village Board approval is being sought with the initial application.

b. No applicable as the property is not located in an R-3 or R-4 zone.

With respect to the considerations set forth in Section 255-27.1, the Board may find as follows:

c. The proposal will not generate additional burdens on public facilities or fiscal resources.