

AGENDA:

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

**Alan Simon
Mayor**

**Planning Board Agenda
July 27th, 2020
7:00pm**

1. 93 Union Rd-Intent
2. 22 S. Main St: Continued Final
3. 131 Bethune Blvd-Final approval
4. Avon Gardens-
5. 123 Maple Ave- signature box
6. 5 Hoffman St-Revised Site Plan Approval
7. 89 S. Main St- Neg Dec

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

MEMORANDUM

TO: Village of Spring Valley Planning Board
FROM: Michael D. Kauker, PP, AICP
Principal
DATE: July 24, 2020
SUBJECT: **93 Union Road**
Review # 1

The following materials were received and reviewed by this office:

1. Site Development Plan consisting of 1 sheet prepared by Anthony R. Celentano, P.E. dated July 5, 2019.
2. Application Form not dated.
3. SEQRA Short Environmental Assessment Form dated 1/21/20.

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

Introduction

The applicant has submitted an application for site development plan in order to construct a three-story, 3,858 square foot office building with an associated parking lot. The subject property is located on the west side of Union Road between Morris Road to the north and Stonehouse Drive to the south. The site has an area of 7,354 square feet. The zoning of the property is not clear as it is depicted in two separate zones on separate zoning maps. It is shown in the R1-A District on a November 2015 Zoning Map which appears to be the latest Zoning Map and it is located in the POR Professional Office Residential District on a May 2007 zoning maps. The proposed use would not be a permitted use in the R1-A District but would be permitted in the POR District. Before any action is taken by the Planning Board the actual zoning of the property will need to be determined. It also appears that the property is located within the Floodplain District and would require a special permit from the Village Board of Trustees. The proposed development will require site development plan approval from the Planning Board, a special permit from the Village Board and variances from the ZBA.

Application Status

The applicant is on for a preliminary hearing before the Planning Board and it is the applicant's first appearance before the Planning Board. As mentioned, there is a discrepancy with the zoning of this property and before any action is taken the zoning of the property must be determined. We offer initial comments on the application irrespective of zoning in this memorandum for the Planning Board and applicants' consideration.

General Comments

1. Given the number of variances especially with respect to FAR and the required number of parking spaces, we feel that the proposed development is an overutilization of the site and that the project should be scaled down so that it more closely conforms to the requirements of the zoning ordinance. It is our opinion that the proposed scale of the development is not appropriate for this site.
2. In addition, the proposed office use may not be a permitted use if the property is located in the R-1A District and would not be consistent with the other uses in the neighborhood.

State Environmental Quality Review Act (SEQRA)

Pursuant to SEQRA regulations this action is identified as an unlisted action. The Planning Board has taken the following actions related to the SEQRA review:

- Declaration of intent to be Lead Agency: TBD
- Declaration of Lead Agency: TBD
- Adoption of Part 2: TBD
- Adoption of Negative Declaration: TBD

Property Description

The subject property is an interior lot located on the west side of Union Road bordered by a residential dwelling to the north and to the south. The subject property is located in the PLI District and has a lot area of 6,173 square feet. There is a 25-foot wide easement for drainage and sewer running along the southerly property line. The property also has environmental constraints in the form of a flood plain area associated with the Pascack Brook. The property is currently vacant and unimproved.

The subject property is surrounded by residential uses.

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

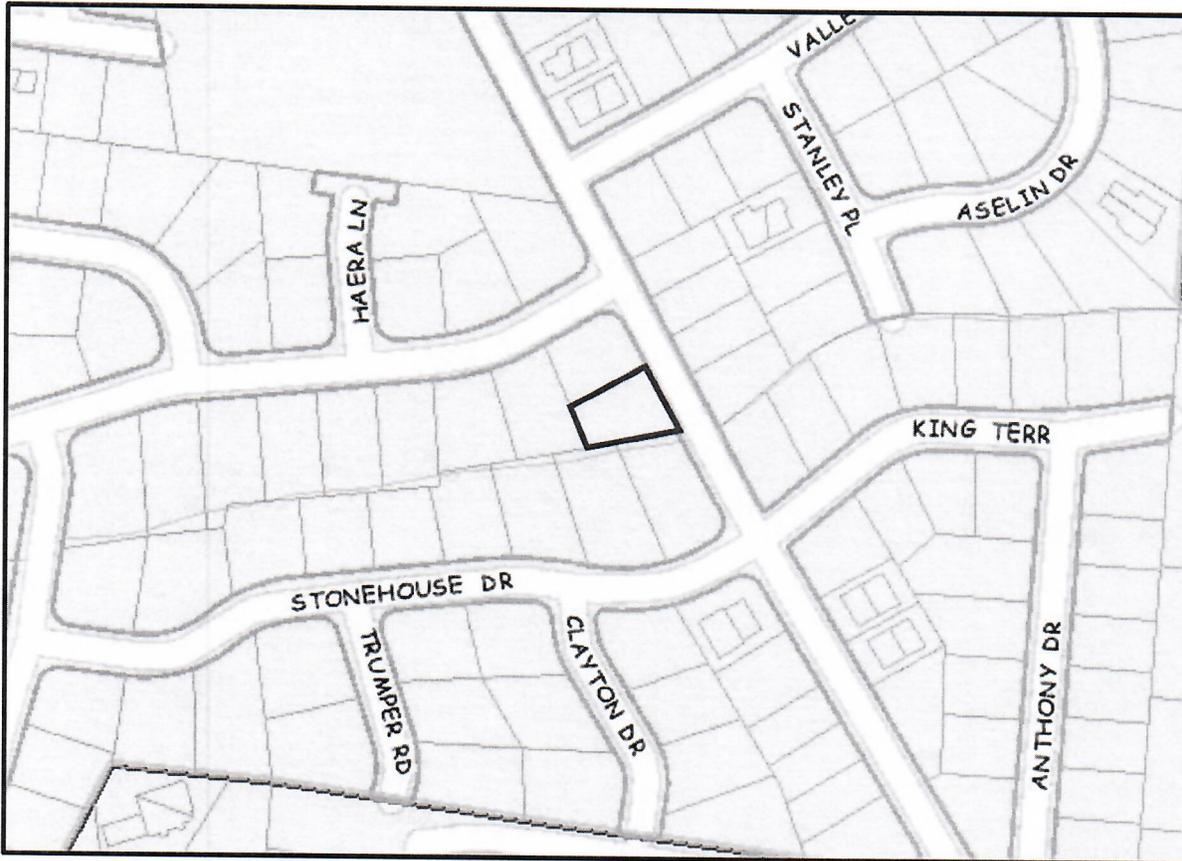


Aerial Map

Source: Google Earth



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



Tax Map

Source: Rockland County GIS



Proposed Development

The applicant's proposal consists the construction of a three-story, 3,858 square foot office building. Access is provided from one curb cut along Union Road. The access drive is 15-foot in width. The dimension of the drive aisle width is 24 feet. There are 4 parking spaces proposed, where 16 would be required. The dimensions of the parking spaces are 9 feet by 18 feet. Provisions for garbage and snow removal are not shown on the plan.

Zoning Ordinance

To be determined.

Building Plans and Elevations

Should be provided.

Circulation and Parking

See comments above.

Stormwater Management

Should be provided.

Site Development Plan Specifications

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

1. Preliminary Site Development Plan Specifications for Village of Spring Valley
 - a. Key plan at 200 scale indicating site location within Village.
 - b. Survey of property with North arrow and scale including:
 - 1) Existing contours at 1' or 2' interval.
 - 2) Location of all above- and below-ground buildings and structures.
 - 3) Location of any major trees 6" caliper and over.
 - 4) Locations of all utilities, easements and R.O.W.'s.
 - 5) Names and address of all adjoining property owners.
 - 6) Present zoning of property.
 - 7) Names of all existing streets adjoining property.
 - c. Size and location of all proposed buildings.
 - d. General plan of all proposed site development including:
 - 1) Vehicular parking layout with entrances and curb cuts.
 - 2) Proposed utility layout for storm water, gas, electric, sanitary, and water.
 - 3) Proposed pedestrian walks.
 - 4) General description on plan of all site appurtenances including retaining walls, dumpsters, signage and site lighting, etc.
 - 5) General placement on plan of all planting.
 - 6) General description of erosion control measures proposed.
 - 7) General description of any free-standing signage.
 - 8) General description of any variances or special permits sought by the applicant.

cc: Applicant

MEMORANDUM

TO: Village of Spring Valley Planning Board
FROM: Michael D. Kauker, PP, AICP
Principal
DATE: July 20, 2020
SUBJECT: **22 South Main Street**

The following materials were received and reviewed by this office:

1. Site Plan consisting of 3 sheets prepared by Anthony R. Celentano, P.E.
 - a. Sheet 1 of 3: Proposed Multi-Family dated June 4, 2017 as revised 7/15/20.
 - b. Sheet 2 of 3: Site Plan dated June 4, 2017 as revised 7/15/20.
 - c. Sheet 3 of 3: Proposed Landscape & Lighting Plan dated June 4, 2017 as revised 7/15/20.
2. Narrative summary prepared by Ryan S. Karben dated September 14, 2017.
3. Application Review Form dated 8/1/17.
4. SEQRA Short Environmental Assessment Form dated 8/2/17.
5. SEQRA Part III prepared by Celentano Engineering, PLLC dated May 15, 2018.
6. Drainage Calculations prepared by Celentano Engineering, PLLC dated July 15, 2020.

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

Introduction

The applicant has submitted a site plan application to construct a new and second building containing 7 one-bedroom apartments and add 1 apartment to an existing two-story building with 2 existing units. The site is a through lot located on the N. Main Street and Franklin Street in the GB – General Business District. The GB District permits multiple family development by a special permit from the Village Board. The applicant would require a special permit from the Village Board, site plan approval from the Planning Board and variances from the ZBA.

Application Status

The applicant is on for a public hearing before the Planning Board and it is the applicant's fifth appearance before the Planning Board.

State Environmental Quality Review Act (SEQRA)

Pursuant to SEQRA regulations this action is identified as an unlisted action. The Planning Board has taken the following actions related to the SEQRA review:

- Declaration of intent to be Lead Agency: March 6, 2018.

- Declaration of Lead Agency: April 17, 2018.
- Adoption of Part 2: April 17, 2018.
- Adoption of Negative Declaration: June 7, 2018.

Board Action

The applicant returns to the Planning Board after receiving variances from the ZBA for consideration of final site plan for the proposed development.

General Comments

1. The applicant should provide testimony regarding the parking area and the ability for vehicles to backup up and exist the site. It appears that the aisle width is not wide enough to promote proper circulation. The applicant should consider paving the additional area along the northerly property line to increase the area for vehicles. **Applicant has expanded the paved area to accommodate turning movements for vehicles.**
2. The dimensions of the driveway, aisles and parking stalls shall be shown. **Provided. Parking stalls are 9 feet by 19 feet and the driveway is 14.4 feet in width. Access is compliant as the driveway width meets the minimum requirement of 12 feet as required for a parking area with 20 parking spaces or less.**
3. The applicant indicated in the SEQRA Part 3 that they would provide a drainage system, but none has been provided. **The applicant has provided drainage calculations and shows a one 370 gallon drywell on the plan to accommodate stormwater runoff.**
4. A small area for garbage refuse is shown on the plans but no details are provided. Testimony shall be provided regarding this area.

If the Planning Board looks favorably on the application, the following conditions should be made part of the approval.

1. Architectural Plans shall be provided, if there are any discrepancies between the architectural plans and the site plan, the applicant will be required to return to the Planning Board for an amended site development plan approval.
2. The height of the building in feet and stories shall be shown on the site development plan.
3. We would recommend that the Planning Board consider the elimination of the access driveway from Main Street. The site plan objectives state the following with respect to traffic access:

Traffic access. All proposed traffic access will be adequate but not excessive in number; adequate in width, grade, alignment and visibility; not located too near street corners or other major access points; and other similar safety considerations.

Although existing it is undersized at 8 feet, where 12 feet is required, it would eliminate a curb cut from Main Street, there is adequate access from Franklin Street, would be able to provide at least 1 and possibly 2 more parking spaces on site, would allow for more open space on the site and in my opinion would better meet the intent of the site plan objective referenced above.

4. Plans shall be amended to provided details for garbage area.

5. We recommend that a more substantial landscaped buffer be provided between the parking area and the neighboring property to the south. The buffer shall be substantial enough to shield vehicle headlights from shining onto the neighboring property.
6. We would also recommend that additional landscaping be provided in front of the existing building along Main Street in the form of bushes and ornamental plantings as this area is currently void of any landscaping and does not appear to be very well maintained. It would also help to enhance the aesthetic appearance along Main Street.
7. Details for the proposed 6-foot high vinyl fence shall be provided on the site development plan.
8. Pursuant to §255-40H, in the case of a site plan involving three or more residential units, the Planning Board may require provisions for park and playground purposes or, if the property size is unfeasible, to allow for the payment of money in lieu of land in the amount and manner called for under subdivision regulations.
9. The applicant shall comply with the affordable housing provisions in place at time of approval.

Property Description

The subject property is a through lot located on the N. Main Street and Franklin Street. The subject property has a lot area of 9,415 square feet. The property is currently improved with an existing two-story building with 2 dwelling units. An existing driveway provides access from both Main Street and Franklin Street.

The subject property is surrounded by a mix of non-residential uses in two-story buildings.

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



Aerial Map

Source: Google Earth



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



Tax Map

Source: Rockland County GIS



Proposed Development

The applicant proposes to construct a new and second building containing 7 one-bedroom apartments and add 1 apartment to an existing two-story building with 2 existing units. The applicant should indicate the height and number of stories of the proposed new building as it is not shown on the plan. The applicant should provide testimony regarding the addition of one bedroom to the existing building as to whether the building will need to be enlarged or if the additional unit will be accommodated in the existing building without expansion. All the dwelling units will be one-bedroom units per the plans. Access will be provided from Main Street and Franklin Street and there are 6 parking spaces proposed. There is no play area or open space provided. A small area for garbage refuse is shown on the plans but no details are provided.

Zoning Ordinance

- Permitted Uses – The subject property is located within the Village’s GB District. Permitted uses in the GB District include uses of the Village of Spring Valley, uses of other

governments, business or professional offices, parking lots or parking garages of the Village of Spring Valley, stores for sales at retail or performance of customary personal service or services clearly incident to retail sales, but not including sales of automobile parts or accessories involving installation at the point of sale, commercial indoor recreation facilities, theaters, auditoriums, banks, business or trade schools, libraries, museums or art galleries, medical laboratories, retail laundries, laundromats or retail dry cleaners, restaurants and cafeterias, churches and other places of worship and fast food restaurant. The proposed mixed-use is a permitted by a special permit form the Village Board in the GB District.

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

Zoning Requirements	Required	Proposed
Lot Area	20,000	9,415 (V)
Lot Width	150	50 (V)
Front Yard (N. Main)	30	11.8 (V)
Front Yard (Franklin)	30	0 (V)
Side Yard	20	0.2 (V)
Total Side Yard	40	8.3 (V)
Rear Yard	50	n/a
Bldg. Ht. (ft/st.)	40/3	35/3
FAR	0.6	0.77 (V)
Density	18 units/acre	45 units/acre (V)

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

1. Parking spaces – 20 are required, where 6 are proposed.
2. §255-20C. –There shall not be more than one building on a lot except as permitted elsewhere in this chapter, where there are 2 buildings proposed for this lot.

Building Plans and Elevations

None provided. The applicant should provide architectural plans.

Circulation and Parking

The ingress and egress will remain in its current condition. The applicant provided 6 parking spaces provided, where 20 are required. The dimensions of the driveway, aisles and parking stalls shall be shown. The driveways shall be a minimum of 12 feet in width.

The fire and emergency service departments should review the plan.

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Landscape and Lighting Plan

The applicant proposes a variety of plantings throughout the site. We have no additional comment regarding the landscape plan.

The lighting plan consists of 1 light pole that is 15 feet in height proposed along the parking area driveway to the rear lot.

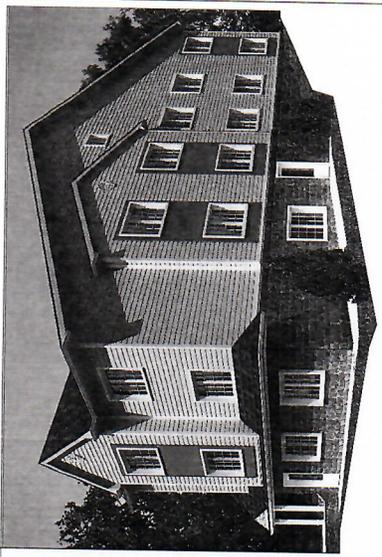
Stormwater Management

The applicant indicates in the SEQRA Part 3, that there will be no change in impervious are on the site and therefore no impacts related to site stormwater runoff. But they will still provide a stormwater system in order to further reduce runoff.

cc: Applicant

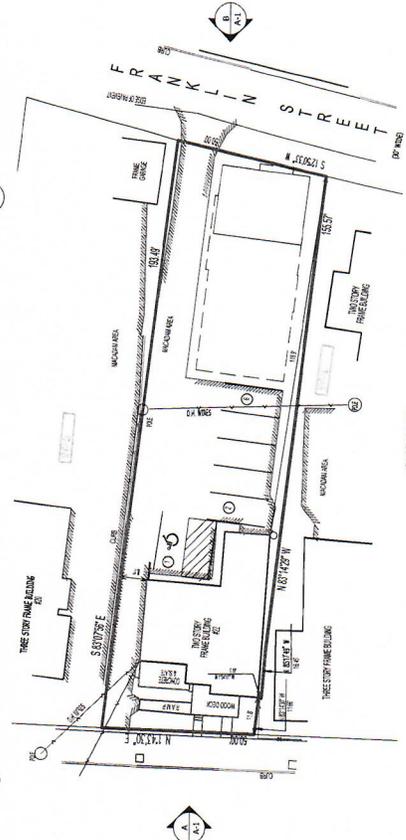
Mail - Jenny R. Zuniga-Casal | Office Supplies, Technology | Presentations | PresentaLink
<https://www.zillow.com/research/22-s-main-street-spring-valley-ny/>

22 N Main St, Spring Valley, NY 10977



B VIEW OF NEW PROPOSED BUILDING @ FRANKLIN ST.

A VIEW OF EXISTING BUILDING @ 22 S. MAIN ST.



BASE: ON: ANTHONY CELENTANO P.E.
 LICENSE: 76244
 TAX MAP: 24.01.152

REGULATION	EXISTING	PROPOSED
PERMITTED USE: RETAIL & MULTIF. RETAIL & 3-APT. RETAIL & 10-APT. NO CONF.		
FAR	50%	17%
LOT COVERAGE	60-54% S.F. - 2,539 S.F. EXG. - 2,741 S.F. (72%)	NO CONF.
LOT AREA	25,007/20,000	8,416 S.F.
LOT WIDTH	30'	50'
FRONT YARD	15'	12'-6"
SIDE YARD	15'	12'-6"
TOTAL SIDE YARDS	30'	60'
DISTANCE BETWEEN BLDG.	35'	30'
BUILDING HEIGHT	ALLOW 4.5 APART - 3 APART EXG. 34'-7"-10 APART. NO CONF.	NO CONF.
DENSITY	19	10
PARKING SPACES	6	6

NOTE: - NOT FOR CONSTRUCTION
 PRELIMINARY ARCHITECTURE LAY-OUT

Anthony CELENTANO
 PROFESSIONAL ENGINEER
 LICENSE NO. 76244
 STATE OF NY

A-1

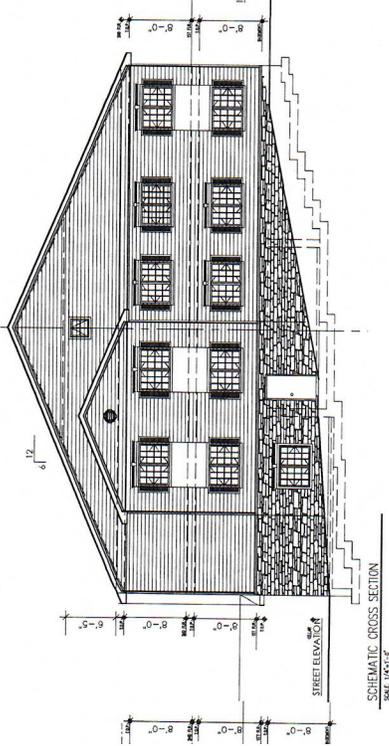
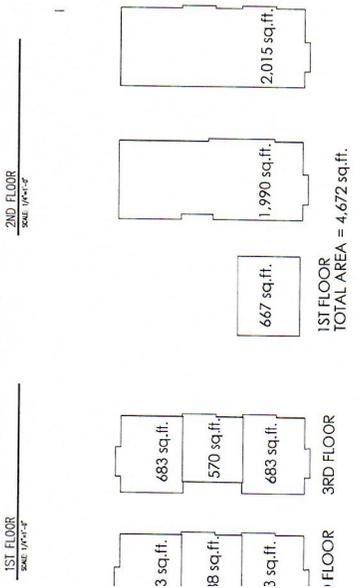
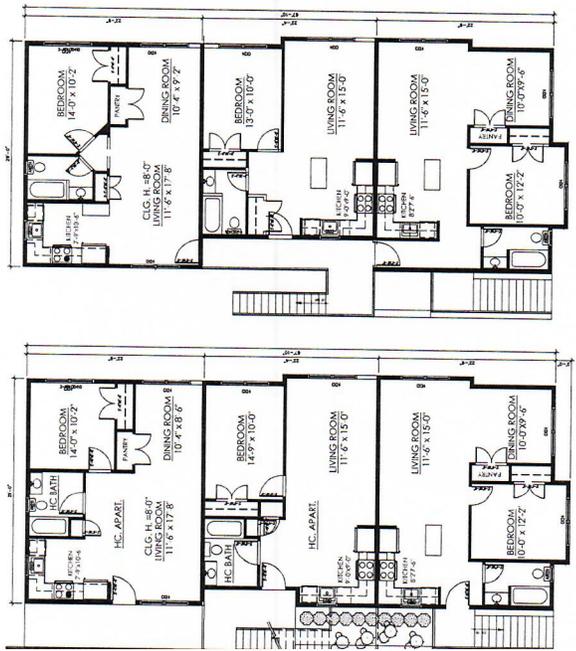
DRAWING NO.

Jenny R. Zuniga-Casal
 ARCHITECT

Jenny R. Zuniga-Casal Architecture LLC
 77 Sierra Vista Lane, Valley Cottage, NY 10989
 Tel: (845) 352-2500
 Tel: (845) 352-2500
 Email: jz@jrcasalarc.com

PROPOSED NEW ADDITION

Joel Jacobov
 22 S. Main Street,
 Spring Valley, N.Y. 10977



SCHMATIC CROSS SECTION
 SCALE: 1/8"=1'-0"

MEMORANDUM

TO: Village of Spring Valley Planning Board
FROM: Michael D. Kauker, PP, AICP
Principal
DATE: July 20, 2020
SUBJECT: **131 Bethune Boulevard**
Review # 5

The following materials were received and reviewed by this office:

1. Subdivision Plan consisting of 6 sheets prepared by Anthony R. Celentano, P.L.S. dated February 14, 2018, revised 7/6/20.
2. SEQRA Short Environmental Assessment Form dated 1/30/19.
3. SEQRA SEAF Part 3 dated March 2, 2019.
4. Drainage Calculations prepared by Celentano Engineering, PLLC 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 Boards consideration:

Introduction

The applicant has submitted an application for the consideration of preliminary and final site development plan approval in order construct a three-story, 15-unit multifamily 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 PRD 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 a special permit from the Village Board.

Application Status

The applicant is on for a public hearing before the Planning Board and it is the applicant's fifth appearance before the Planning Board.

State Environmental Quality Review Act (SEQRA)

Pursuant to SEQRA regulations this action is identified as an unlisted action. The Planning Board has taken the following actions related to the SEQRA review:

- Declaration of intent to be Lead Agency: January 3, 2019
- Declaration of Lead Agency: January 31, 2019

- Adoption of Part 2: January 31, 2019
- Adoption of Negative Declaration: March 7, 2019

Board Action

The applicant returns to the Planning Board after receiving a special permit from the Village Board on March 3, 2020 and variances from the ZBA on June 12, 2019. The application is set for a public hearing at which time the Planning Board will consider preliminary and final site development plan approval.

General Comments

1. There are some features shown on the architects plans that are not shown on the site development plan (such as concrete pads and decks). The applicant should ensure that both plans are consistent. Plans should be revised accordingly. **The site development plan has been amended but still is not consistent with the architectural plans. For example, the architectural plans show stairs leading to the basement on the southerly rear side of the building, where the site plan shows the stairs on the easterly front side of building. The entry to the building on the easterly front side of building is show in the middle of building on architectural plans and the site development plan does not show this entrance.**
2. We would recommend that the applicant provide lights that are more residential in their appearance. **Narrative indicates the lights will be provided by the applicant, but the site development plan has not been amended to show the residential type lighting fixture. This should be provided.**
3. We would recommend that additional landscaping be provided in the front of the building and continuing into the southerly side yard to a point at least to the second block of units. Recommended plantings consist of ornamental trees and shrubs. The purpose is to enhance the view from the public street. **The landscaping has been extended along the entirety of the front property line.**
4. The architectural plans show doors to the basement. The applicant shall provide testimony regarding the use of the basement. **The applicant indicates the basement will only be used for utilities, equipment and storage. A note should be included on the plan.**
5. The architectural plans show dormers on the roof/attic area and it appears that this area could be useable. The applicant shall provide testimony regarding the ceiling height of the attic area and of this area will be used for anything. **The applicant indicates that the dormers are for aesthetics only and that there will be no access to the attic.**

If the Planning Board looks favorably on the application, the following conditions should be made part of the approval.

1. A note shall be added to the site development plan indicating that the basement will only be used for utilities, equipment and storage.
2. A note shall be added to the plan that there will be no use or access to the attic area.
3. The lighting plan should be revised to reflect a more residential type lighting fixture.

4. The applicant shall comply with the affordable housing provisions in place at time of approval.

Property Description

The subject property is an interior lot located on the west side of Bethune Boulevard south of Ewing Avenue. The property is comprised of one tax lot that is located within the PRD zoning district and has a lot area of 22,916 square feet. The property is developed with a one-family dwelling. The subject property is in an area primarily developed with residential land uses. The subject property is bounded by a 1½ story one-family residential dwellings to the north, south and west and Bethune Boulevard to the west.

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

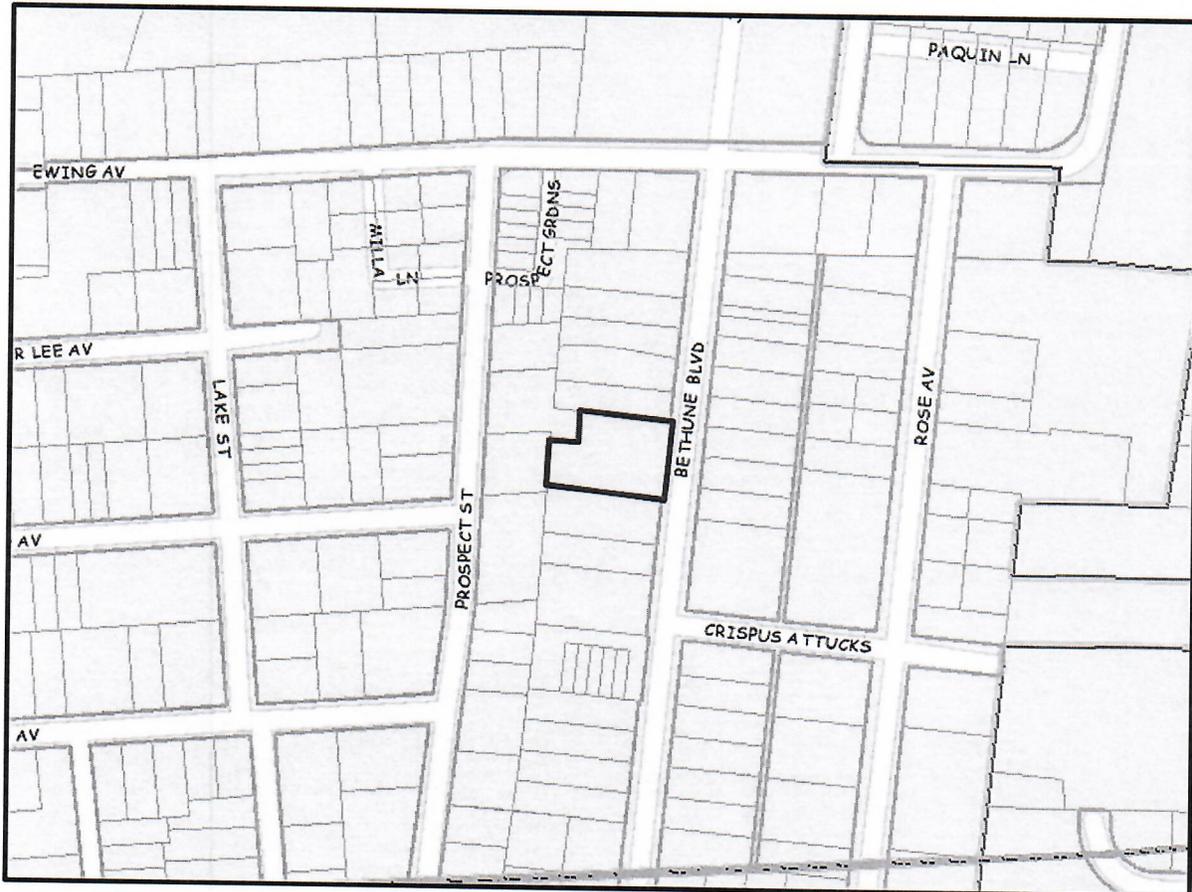


Aerial Map

Source: Google Earth



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



Tax Map

Source: Rockland County GIS



Proposed Development

The applicant's proposal consists the construction of a three-story 15-unit multi-family dwelling. The proposed building will be situated near the southerly side lot line and the parking area is located to the north of the building. According to the architectural plans provided each unit will contain 3 bedrooms, two full bathrooms, a kitchen/dining room and a living room. Access is provided from one curb cut along Bethune Boulevard. The dimension of the drive aisle width is 24 feet. There are 30 parking spaces proposed, where 30 would be required. The dimensions of the parking spaces are 9 feet by 18 feet. There is a play area shown in the rear yard. A garbage dumpster is provided and located in the rear northwest corner of the parking area. The dumpster location was moved so that it is not visible from the public road.

Zoning Ordinance

- Permitted Uses – The subject property is located within the Village’s PRD Planned Residential Development Overlay District. Permitted uses in the PRD District include One-family detached dwellings, Churches or other places of worship, Convents, Uses of the Village of Spring Valley, Uses of other governments, Public schools, One-family semiattached dwellings and Two-family detached dwellings. The proposed multi-family use is a permitted by special permit from the village board in the PRD District.
- Bulk and Area Requirements – The following table compares the proposed development to the bulk and area requirements of the zoning ordinance.

Zoning Requirements	Required	Proposed
Lot Area	20,000	22,916
Lot Width	150	125 (V)
Front Yard	30	25 (V)
Side Yard	20	15 (V)
Total Side Yard	40	44.8
Rear Yard	50	20 (V)
Bldg. Ht. (ft/st.)	40/3	40/3
FAR	0.6	0.76 (V)

The applicant requires several variances for this proposed development as identified above. Variances were granted by the ZBA on June 12, 2019

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

1. A variance would be required for parking in the front yard as approximately 6 spaces are located within the required front yard.
2. The density for multifamily dwellings shall be a maximum of 18 dwelling units per acre, where the applicant proposes a density of 25 units per acre.

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

Building Plans and Elevations

The applicant has provided architectural plans which show the building elevations and floor plans. There are some features shown on the architects plans that are not shown on the site development plan. The applicant should ensure that both plans are consistent. Plans should be revised accordingly. We have no comment on the design of the building.

Circulation and Parking

See comment above.

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

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

CELENTANO ENGINEERING PLLC

31 ROSMAN ROAD THIELLS, NY 10984 PHONE: (845)429-5290 FAX: (845)429-5974

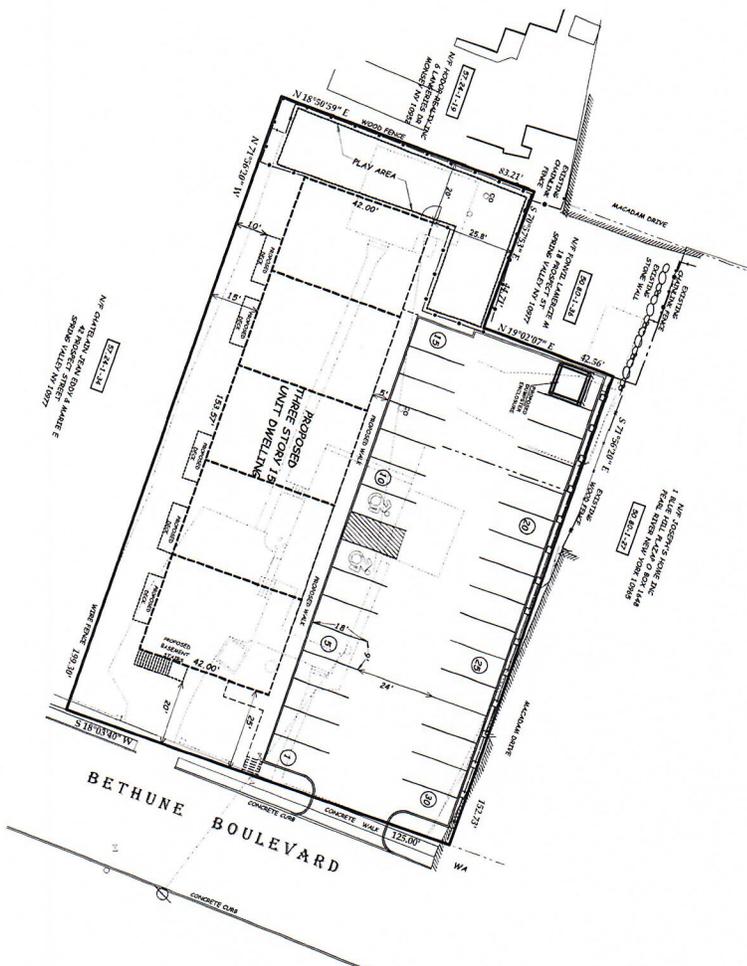
July 10, 2020

Michael Kauker memo dated July 2, 2020. Page #2- General comments.

Narrative

131 Bethune Boulevard

- 1) Decks and stairs to basement shown on site plan
- 2) Applicant to provide residential fixtures
- 3) Additional Landscaping provided – Maple trees & bushes added to front yard and on southerly side yard.
- 4) Basement to be used primarily for utilities, equipment and storage.
- 5) The dormers are just for ascetics no access to attic.



- NOTES:
1. TAX MAP
 2. APPLICANT
 3. SPIN
 4. TOTAL NU
 5. TOTAL NU
 6. TOTAL NU
 7. 233 1 OF 17
 8. AVAILABILITY
 9. PROBABILITY
 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

APPROVED BY RESOLUTION OF THE PLANNING BOARD
 NEW YORK, ON THE TENTH REGULAR MEETING OF SAID BOARD
 HELD AT THE OFFICE OF THE CHAIRMAN, ON THE DAY OF
 ADOPTION OF THIS RESOLUTION, AND THE RESOLUTION IS
 SIGNED THIS _____ DAY OF _____ 20____.

CHAIRMAN

 CLERK

ZONE: PRO MULTIFAMILY DWELLING
BULK REQUIREMENTS:

| REQ. | MINIMUM | MAXIMUM | REQUIREMENT | REMARKS |
|------|---------|---------|----------------------------|---------|
| 1 | 15' | 15' | FRONT YARD SETBACK | |
| 2 | 15' | 15' | REAR YARD SETBACK | |
| 3 | 15' | 15' | SIDE YARD SETBACK | |
| 4 | 15' | 15' | MINIMUM LOT AREA | |
| 5 | 15' | 15' | MINIMUM FRONT YARD SETBACK | |
| 6 | 15' | 15' | MINIMUM REAR YARD SETBACK | |
| 7 | 15' | 15' | MINIMUM SIDE YARD SETBACK | |
| 8 | 15' | 15' | MINIMUM FRONT YARD SETBACK | |
| 9 | 15' | 15' | MINIMUM REAR YARD SETBACK | |
| 10 | 15' | 15' | MINIMUM SIDE YARD SETBACK | |
| 11 | 15' | 15' | MINIMUM FRONT YARD SETBACK | |
| 12 | 15' | 15' | MINIMUM REAR YARD SETBACK | |
| 13 | 15' | 15' | MINIMUM SIDE YARD SETBACK | |
| 14 | 15' | 15' | MINIMUM FRONT YARD SETBACK | |
| 15 | 15' | 15' | MINIMUM REAR YARD SETBACK | |
| 16 | 15' | 15' | MINIMUM SIDE YARD SETBACK | |
| 17 | 15' | 15' | MINIMUM FRONT YARD SETBACK | |
| 18 | 15' | 15' | MINIMUM REAR YARD SETBACK | |
| 19 | 15' | 15' | MINIMUM SIDE YARD SETBACK | |
| 20 | 15' | 15' | MINIMUM FRONT YARD SETBACK | |
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| 23 | 15' | 15' | MINIMUM FRONT YARD SETBACK | |
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| 96 | 15' | 15' | MINIMUM REAR YARD SETBACK | |
| 97 | 15' | 15' | MINIMUM SIDE YARD SETBACK | |
| 98 | 15' | 15' | MINIMUM FRONT YARD SETBACK | |
| 99 | 15' | 15' | MINIMUM REAR YARD SETBACK | |
| 100 | 15' | 15' | MINIMUM SIDE YARD SETBACK | |

APPROVED FOR FILING

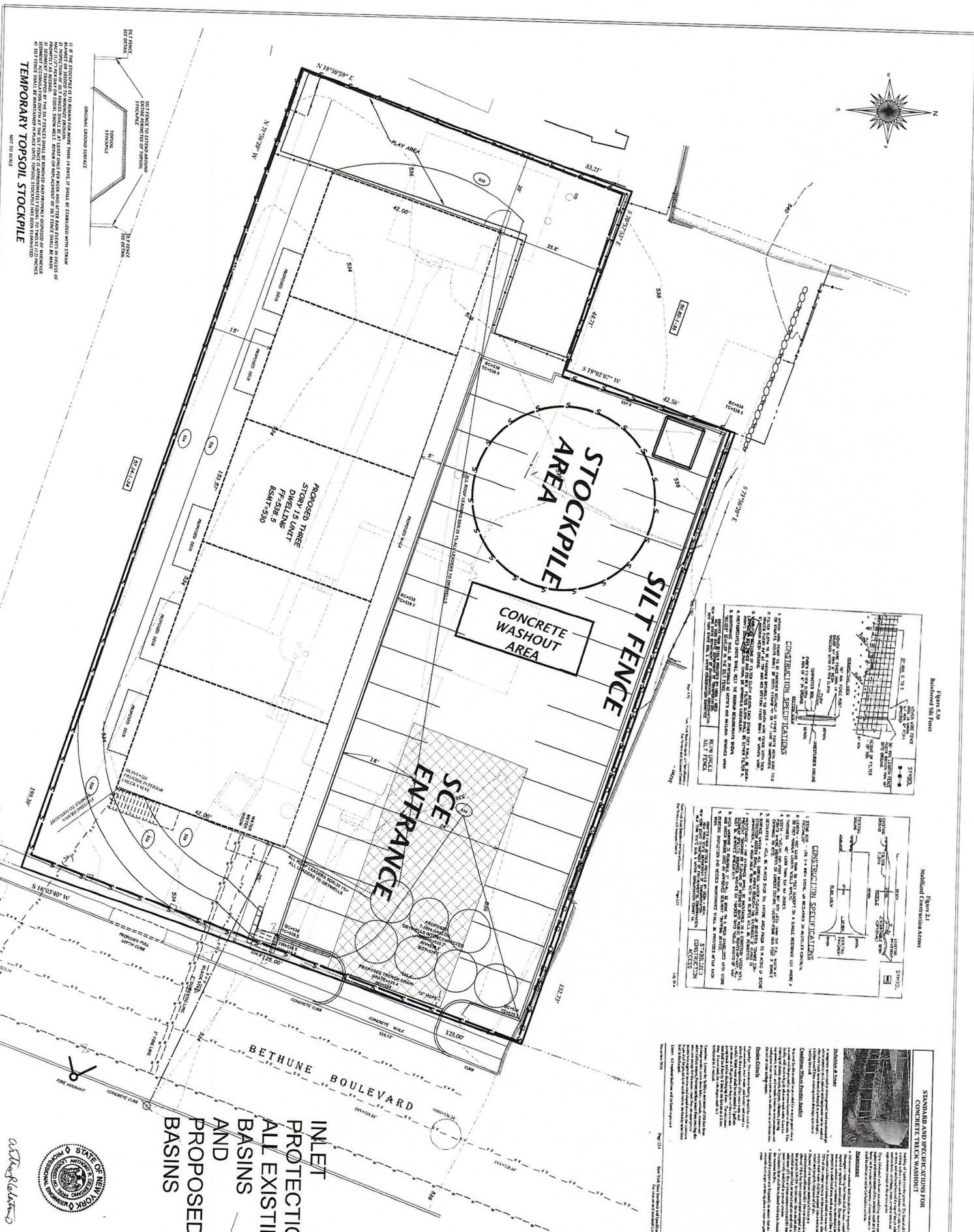
OWNER _____

DATE _____

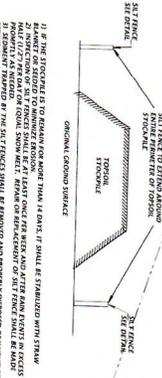


Christina Robinson

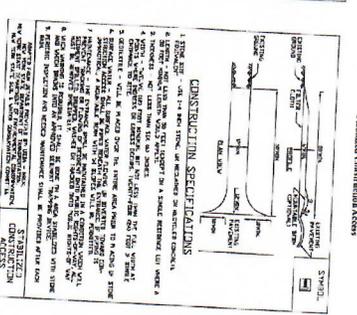
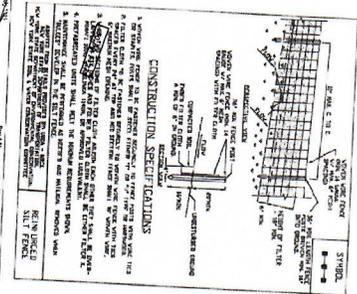
LOT AREA 22,916.42 SQUARE FEET
 REMAINING PART OF LOT 7, AND PART OF LOT 8 ON A
 12.96-ACRE SUBDIVISION TO SPUR WALKWAY
 AS MAP 3449 BOOK 223 PAGE 2411 ON 04/17/1995



TEMPORARY TOPSOIL STOCKPILE



1) IF THE STOCKPILE IS TO BE MAINTAINED FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH STRAW
 2) ALL SOIL TO BE STOCKPILED SHALL BE STORED IN A MANNER THAT PREVENTS EROSION AND POLLUTION
 3) STOCKPILES SHALL BE COVERED WITH A MESH OR OTHER MEANS TO PREVENT WIND-EROSION
 4) STOCKPILES SHALL BE MAINTAINED AT ALL TIMES TO PREVENT POLLUTION
 5) STOCKPILES SHALL BE MAINTAINED AT ALL TIMES TO PREVENT POLLUTION



STANDARD AND SPECIFICATIONS FOR CONCRETE TILT-UP WALLS

1. THE CONCRETE TILT-UP WALLS SHALL BE CONSTRUCTED AS SHOWN ON THE DRAWINGS.

2. THE CONCRETE TILT-UP WALLS SHALL BE CONSTRUCTED WITH A MINIMUM HEIGHT OF 4 FEET.

3. THE CONCRETE TILT-UP WALLS SHALL BE CONSTRUCTED WITH A MINIMUM WIDTH OF 4 FEET.

4. THE CONCRETE TILT-UP WALLS SHALL BE CONSTRUCTED WITH A MINIMUM WEIGHT OF 100 LBS PER LINEAL FOOT.

5. THE CONCRETE TILT-UP WALLS SHALL BE CONSTRUCTED WITH A MINIMUM TENSILE STRENGTH OF 100 LBS PER LINEAL FOOT.

6. THE CONCRETE TILT-UP WALLS SHALL BE CONSTRUCTED WITH A MINIMUM TENSILE STRENGTH OF 100 LBS PER LINEAL FOOT.

7. THE CONCRETE TILT-UP WALLS SHALL BE CONSTRUCTED WITH A MINIMUM TENSILE STRENGTH OF 100 LBS PER LINEAL FOOT.

8. THE CONCRETE TILT-UP WALLS SHALL BE CONSTRUCTED WITH A MINIMUM TENSILE STRENGTH OF 100 LBS PER LINEAL FOOT.

9. THE CONCRETE TILT-UP WALLS SHALL BE CONSTRUCTED WITH A MINIMUM TENSILE STRENGTH OF 100 LBS PER LINEAL FOOT.

10. THE CONCRETE TILT-UP WALLS SHALL BE CONSTRUCTED WITH A MINIMUM TENSILE STRENGTH OF 100 LBS PER LINEAL FOOT.

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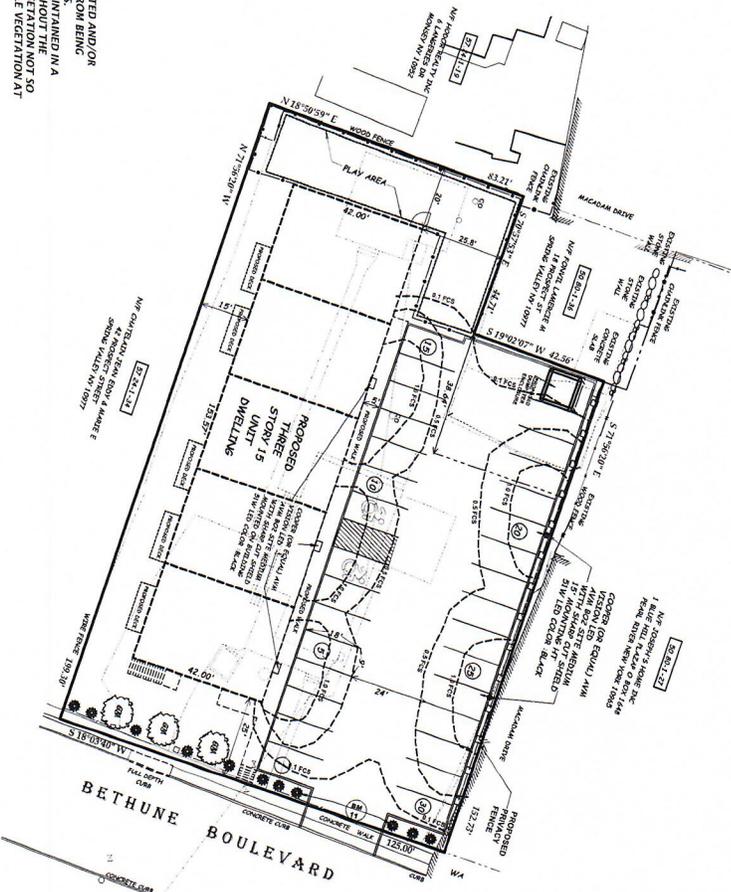


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1. ALL PLANT BEDS AND TREES WITH 4" DEPTH OF SOIL OR MORE SHALL BE REMOVED PRIOR TO CONSTRUCTION.
2. ALL TREES WITH 2" DBH SHALL BE REMOVED PRIOR TO CONSTRUCTION.
3. ALL TREES WITH 2" DBH SHALL BE REMOVED PRIOR TO CONSTRUCTION.
4. ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF AN INSPECTOR.
5. ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF AN INSPECTOR.
6. ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF AN INSPECTOR.
7. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERY MEN'S STANDARDS.



1. ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIVE CLARE FROM BEING OBSERVED FROM ADJOINING STREETS AND PROPERTIES.
2. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.



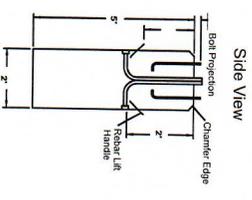
PLANT SCHEDULE

| TREES | QTY | COMMON NAME / BOTANICAL NAME | PLANTING DATE |
|-------|-----|------------------------------|---------------|
| 11 | 1 | WINTER OAK (QUERCUS ALBA) | WINTER SEASON |
| 12 | 1 | WINTER OAK (QUERCUS ALBA) | WINTER SEASON |

LOT AREA: 21,914.42 SQUARE FEET
 BEING PART OF LOT 7, AND PART OF LOT 8 ON A
 1/4 SECTION 3, TOWNSHIP 3 NORTH, RANGE 3 WEST,
 COUNTY OF BOULDER, COLORADO.

NOTES:

1. ALL EXISTING SOIL FROM PLANTING PITS SHALL BE REMOVED AND PITS SHALL BE FILLED WITH A MIXTURE OF ONE PART PEAT-LIQUOR, ONE PART MANURE TO FOUR PARTS TOPSOIL.
2. ALL PLANTS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO YEARS AFTER FINAL ACCEPTANCE AND COMPLETION OF THE PARKING LOT SHALL REMAIN IN PERPETUITY AS LONG AS THE PARKING LOT EXISTS.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS FOR NURSERY STOCK, CURRENT EDITION.
4. ALL PLANT BEDS SHALL CONTAIN 3" MINIMUM SHARDED BARK MULCH ON LANDSCAPE FILTER FABRIC. HOLES FOR PLANTS SHALL BE 2X DIAMETER OF ROOTBALL AND MINIMUM 6" DEEPER THAN THE DEPTH OF THE BALL.
5. THE TOWN SHALL BE NOTIFIED 48 HOURS PRIOR TO PLANTING FOR AN INSPECTION OF PLANT MATERIALS.
6. ALL AREAS OUTSIDE MULCH BEDS AND SAUCERS SHALL BE SEEDED UNLESS OTHERWISE NOTED.
7. TREES SHOWN TO REMAIN SHALL BE PROTECTED WITH CONSTRUCTIVE PROTECTION. DURING CONSTRUCTION, IT IS DETERMINED THAT A TREE PROPOSAL IS NOT TO BE CONSTRUCTED. THE PLANNER SHALL CONTACT THE BUILDING INSPECTOR OR THE VILLAGE PLANNER TO DETERMINE APPROPRIATE MITIGATION. A SIMILAR SIZE AND TYPE OF TREE WILL BE SELECTED FOR ITS REPLACEMENT.
8. LAWN AREAS PREPARATION PER 1000 SF: (SHOW SPECIFICATIONS)
 90 LBS 1/4" MULCH
 100 LBS GRANULATED LIME/STONELIME
 70 LBS GRANULATED LIME/STONELIME
 SEED MIXTURE: 30% tall fescue
 20% bluegrass
 20% ryegrass



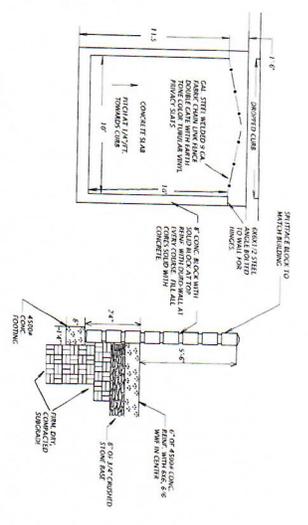
SPECIFICATIONS

| |
|--|
| Concrete Mix, Strength: 4,000 psi at 28 days |
| Reinforcement: #4 Rebar |
| Set Screws: 5/8" |

LIGHT POLE BASE

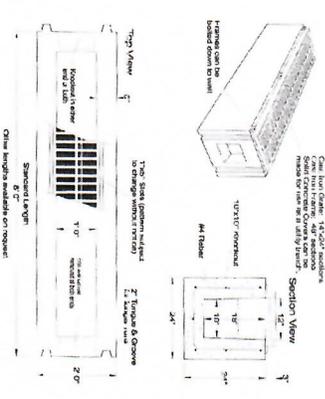
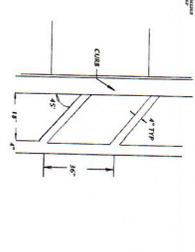
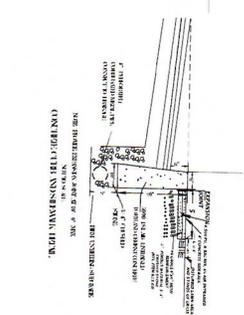
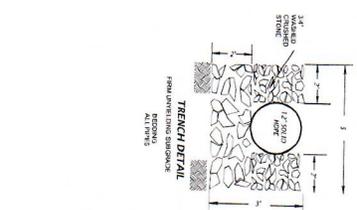
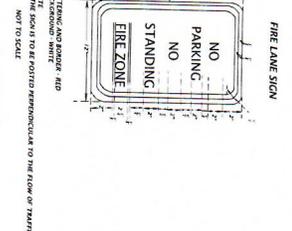
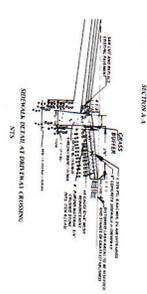


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- NOTES
1. ALL CAST MATERIALS SHALL BE REWORKED TO THE FOLLOWING SPECIFICATIONS:
 - 1. ALL CAST MATERIALS SHALL BE REWORKED TO THE FOLLOWING SPECIFICATIONS:
 - 2. CONCRETE SHALL BE CAST AND CURED TO MATCH FINISH.
 - 3. CONCRETE SHALL BE CAST AND CURED TO MATCH FINISH.
 - 4. THE REBAR SHALL BE CAST AND CURED TO MATCH FINISH.
 2. THE REBAR SHALL BE CAST AND CURED TO MATCH FINISH.

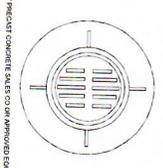
CARABEE DUMPSTER DETAIL
N.T.S.



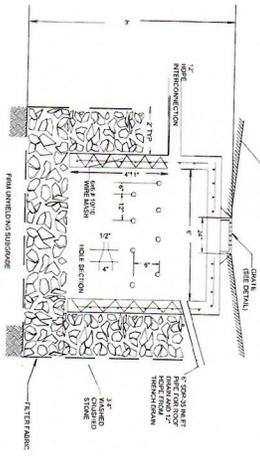
SPECIFICATIONS

Concrete Min. Strength: 4,000 psi & 28 days
Air Entrainment: 5%
Water: 3000 lbs
Load Rating: 1500 ASTM C507

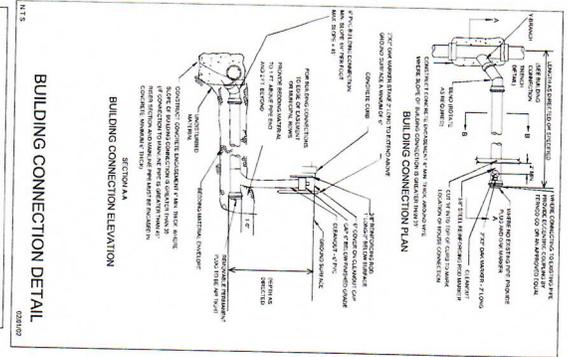
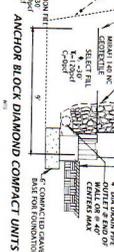
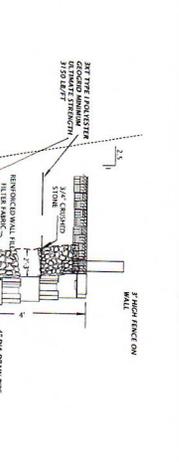
Wooden Formwork Program, Inc.
(405) 401-1171 / Fax 501-1500
Page 21 12/31/09



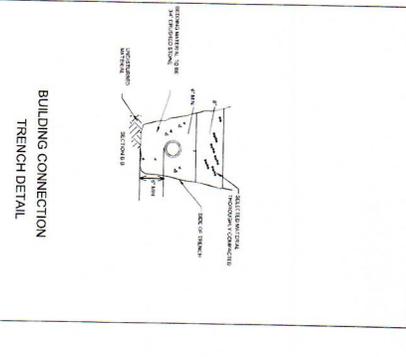
DRIVEWAY GATE DETAIL
N.T.S.



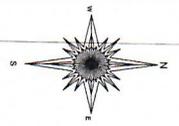
DRIVEWAY DETAIL
N.T.S.



BUILDING CONNECTION DETAIL
CONCRETE



BUILDING CONNECTION TRENCH DETAIL
CONCRETE



BULK REQUIREMENTS ZONE: R-2 TWO FAMILY DWELLING

*MINIMUM GRANTO SEPTEMBER 6, 2018

| USE | MINIMUM | LOT WIDTH | FRONT | SIDE | REAR | TOTAL | MINIMUM | MINIMUM | MINIMUM | FLOOR AREA | PARKING | STREET |
|----------|-----------|-----------|--------|--------|--------|--------|---------|---------|-----------|------------|----------|-----------|
| CLASS | LOT AREA | (FEET) | (FEET) | (FEET) | (FEET) | (FEET) | HEIGHT | HEIGHT | HEIGHT | (SQ. FT.) | (SPACES) | (FOOTING) |
| REQUIRED | 16,000 SF | 100' | 25' | 15' | 20' | 30' | 35' | 35' | 3 STORIES | 6,651 | 4 | 4 |
| LOFT#2 | 7,233 SF | 50' | 20' | 10' | 20' | 30' | 35' | 35' | 3 STORIES | 6,651 | 4 | 4 |

BULK REQUIREMENTS ZONE: R-2 TWO FAMILY DWELLING

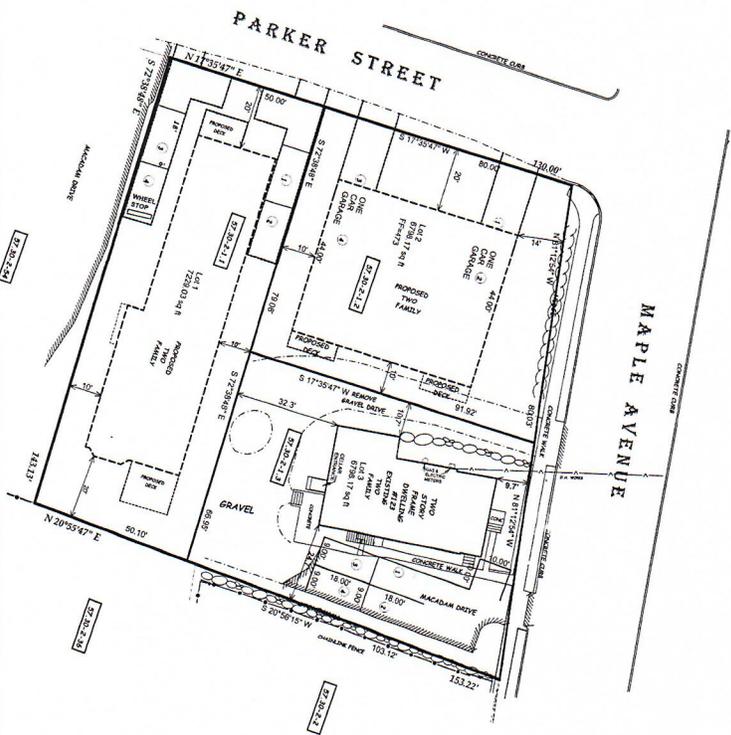
*MINIMUM GRANTO SEPTEMBER 6, 2018

| USE | MINIMUM | LOT WIDTH | FRONT | SIDE | REAR | TOTAL | MINIMUM | MINIMUM | MINIMUM | FLOOR AREA | PARKING | STREET |
|----------|-----------|-----------|--------|--------|--------|--------|---------|---------|-----------|------------|----------|-----------|
| CLASS | LOT AREA | (FEET) | (FEET) | (FEET) | (FEET) | (FEET) | HEIGHT | HEIGHT | HEIGHT | (SQ. FT.) | (SPACES) | (FOOTING) |
| REQUIRED | 16,000 SF | 100' | 25' | 15' | 20' | 30' | 35' | 35' | 3 STORIES | 6,651 | 4 | 4 |
| LOFT#2 | 8,793 SF | 71.27' | 9.7' | 10.7' | 24.2' | 35.4' | 35' | 35' | 3 STORIES | 6,651 | 4 | 4 |

BULK REQUIREMENTS ZONE: R-2 TWO FAMILY DWELLING

*MINIMUM GRANTO SEPTEMBER 6, 2018

| USE | MINIMUM | LOT WIDTH | FRONT | SIDE | REAR | TOTAL | MINIMUM | MINIMUM | MINIMUM | FLOOR AREA | PARKING | STREET |
|----------|-----------|-----------|--------|--------|--------|--------|---------|---------|-----------|------------|----------|-----------|
| CLASS | LOT AREA | (FEET) | (FEET) | (FEET) | (FEET) | (FEET) | HEIGHT | HEIGHT | HEIGHT | (SQ. FT.) | (SPACES) | (FOOTING) |
| REQUIRED | 16,000 SF | 100' | 25' | 15' | 20' | 30' | 35' | 35' | 3 STORIES | 6,651 | 4 | 4 |
| LOFT#2 | 7,983 SF | 80.03' | 8.27' | 14' | 20' | 30' | 35' | 35' | 3 STORIES | 6,651 | 4 | 4 |



THIS IS TO CERTIFY THAT THE 123 MARKET AVENUE SUBDIVISION WAS APPROVED ON THE DATE SHOWN BELOW. CONSENT IS HEREBY GIVEN TO ROCKLAND COUNTY, THIS APPROVAL IN FULL AND VALID WATER AND SEWER SERVICE, AND THE DEPARTMENT'S ENGINEER'S DESIGN APPROVED BY THE DEPARTMENT.

SENIOR PROFESSIONAL ENGINEER: *[Signature]* RE: DATE: 6/8/20

APPROVED FOR FILING: *[Signature]* DATE: 6/8/20

APPROVED FOR FILING: _____ DATE: _____

ROCKLAND COUNTY PLANNING AGENCY



NOTE: THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING BOARD OF THE VILLAGE OF SPRING VALLEY. THE PLANNING BOARD'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE PLANNING BOARD'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF SPRING VALLEY, NEW YORK, ON THE _____ DAY OF _____, 2018, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERRORS OR OMISSIONS SHALL BE THE RESPONSIBILITY OF THE SUBMITTER. THIS APPROVAL IS VALID FOR 90 DAYS FROM THE DATE OF SIGNING.

CHAIRMAN: _____

CLERK: _____

I HEREBY CERTIFY THAT THIS SUBDIVISION WAS PREPARED BY AN ARCHITECT, ENGINEER OR LANDSCAPE ARCHITECT REGISTERED IN THE STATE OF NEW YORK AND COMPLETED BY ME ON JUNE 7, 2017.

REV 3/17/2020

MEMORANDUM

TO: Village of Spring Valley Planning Board
FROM: Michael D. Kauker, PP, AICP
Principal
DATE: July 24, 2020
SUBJECT: **5 Hoffman Street**
Review # 4

The following materials were received and reviewed by this office:

1. Subdivision Plan consisting of 3 sheets prepared by Anthony R. Celentano, P.E. dated September 13, 2019, revised 7/14/20.
2. Revised Drainage Calculations prepared by Celentano Engineering, PLLC dated October 19, 2019.

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

Introduction

An application has been submitted to amend a previously approved two-lot subdivision in which two, two-family homes are proposed to be constructed on each newly created lot. The subject property is an interior lot located on the west side of Hoffman Street between Hoyt Street to the north and Murin Street to the south. The site has an area of 16,023 square feet and is located within the R-2 District. The proposed development will require amended subdivision plat approval from the Planning Board and the proposed development has previously received variances from the ZBA that would not change as a result of the amendments.

Application Status

The applicant is on for a public hearing before the Planning Board and it is the applicant's second appearance before the Planning Board on the amended subdivision plat.

General Comments

1. We recommend that as a condition of approval that additional landscaping be added to the areas adjacent to parking spaces 1 and 2 on proposed Lot 1 and parking spaces 3 and 4 on proposed Lot 2, so that there is an additional buffer between the neighboring properties.

State Environmental Quality Review Act (SEQRA)

Pursuant to SEQRA regulations this action is identified as an unlisted action. The Planning Board has taken the following actions related to the SEQRA review:

- Declaration of Lead Agency: October 30, 2019
- Adoption of Part 2: October 30, 2019
- Adoption of Negative Declaration: November 7, 2019

The applicant has submitted revised drainage calculations addressing the increase in impervious area. The proposed changes do not impact the previously issued SEQRA Negative Declaration.

Proposed Amendment

The applicant's proposed amendments to the plan consist of relocation of the previously approved parking areas and dumpster location. The driveways and parking areas have been relocated so that they are at least 5 feet from the neighboring property lines to the north and the south of the proposed newly created lots, thereby limiting any potential impacts on these neighbors. The dumpster has been moved so that it is adjacent to the front of the proposed dwellings and not near the public street. In addition, the parking spaces located on the adjoining property line of the two newly created lots have been moved so that they are approximately equidistant between the proposed homes and the newly created property line. There is also landscaping proposed in this area to mitigate a massing of pavement and providing additional greenery on site. The landscaping proposed in this area consists of a combination of 16 Yews that are 3 feet in height and 14 Armstrong Junipers that are 3 feet in height.

As a reminder to the board, it is still the opinion of this office that the best alternative for the provision of parking is to provide a one car garage for each unit with one parking space in the adjacent driveway. Ultimately, it is the Planning Board's decision as to the parking layout they feel is best.

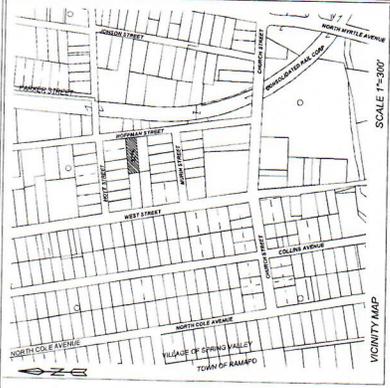
cc: Applicant

BULK REQUIREMENTS ZONE: R-2 TWO-FAMILY DETACHED DWELLING

| MINIMUM | MAXIMUM | MINIMUM | MAXIMUM | MINIMUM | MAXIMUM | MINIMUM | MAXIMUM | MINIMUM | MAXIMUM | MINIMUM | MAXIMUM |
|---------|-----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| SETBACK | LOT WIDTH | FRONT | REAR | SIDE | REAR | MINIMUM | MAXIMUM | MINIMUM | MAXIMUM | MINIMUM | MAXIMUM |
| (FEET) | (FEET) | (FEET) | (FEET) | (FEET) | (FEET) | REAR | MINIMUM | MAXIMUM | MINIMUM | MAXIMUM | MINIMUM |
| 10.00 | 40.00 | 25 | 25 | 15 | 25 | 25 | 25 | 25 | 25 | 25 | 25 |
| 10.00 | 40.00 | 25 | 25 | 15 | 25 | 25 | 25 | 25 | 25 | 25 | 25 |
| 10.00 | 40.00 | 25 | 25 | 15 | 25 | 25 | 25 | 25 | 25 | 25 | 25 |

BULK REQUIREMENTS ZONE: R-2 TWO-FAMILY DETACHED DWELLING

| MINIMUM | MAXIMUM | MINIMUM | MAXIMUM | MINIMUM | MAXIMUM | MINIMUM | MAXIMUM | MINIMUM | MAXIMUM | MINIMUM | MAXIMUM |
|---------|-----------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| SETBACK | LOT WIDTH | FRONT | REAR | SIDE | REAR | MINIMUM | MAXIMUM | MINIMUM | MAXIMUM | MINIMUM | MAXIMUM |
| (FEET) | (FEET) | (FEET) | (FEET) | (FEET) | (FEET) | REAR | MINIMUM | MAXIMUM | MINIMUM | MAXIMUM | MINIMUM |
| 10.00 | 40.00 | 25 | 25 | 15 | 25 | 25 | 25 | 25 | 25 | 25 | 25 |
| 10.00 | 40.00 | 25 | 25 | 15 | 25 | 25 | 25 | 25 | 25 | 25 | 25 |
| 10.00 | 40.00 | 25 | 25 | 15 | 25 | 25 | 25 | 25 | 25 | 25 | 25 |



- 1) ELECTRIC DISTRICT, CHANGE AND ADDITIONS
- 2) SEWER DISTRICT, ACCOUNT
- 3) WATER DISTRICT, ACCOUNT
- 4) FIRE DISTRICT, SPRING VALLEY
- 5) POLICE DISTRICT, SPRING VALLEY
- 6) POLICE DISTRICT, SPRING HILL
- 7) SCHOOL DISTRICT, EAST RAMAPO

| | |
|---------------------|------|
| APPROVED FOR FILING | DATE |
| OWNER | |

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF SPRING VALLEY, NEW YORK, ON THE _____ DAY OF _____, 2019, SUBJECT TO THE CONDITIONS AND RESTRICTIONS SET FORTH IN THE RESOLUTION, ANY CHANGE, ERRASURE, ADDITION OR DELETION OF THIS PLAN, AND APPROVED, SCALE: 1"=200'. SIGNED THIS _____ DAY OF _____, 2020.

CHAIRMAN _____
 CLERK _____



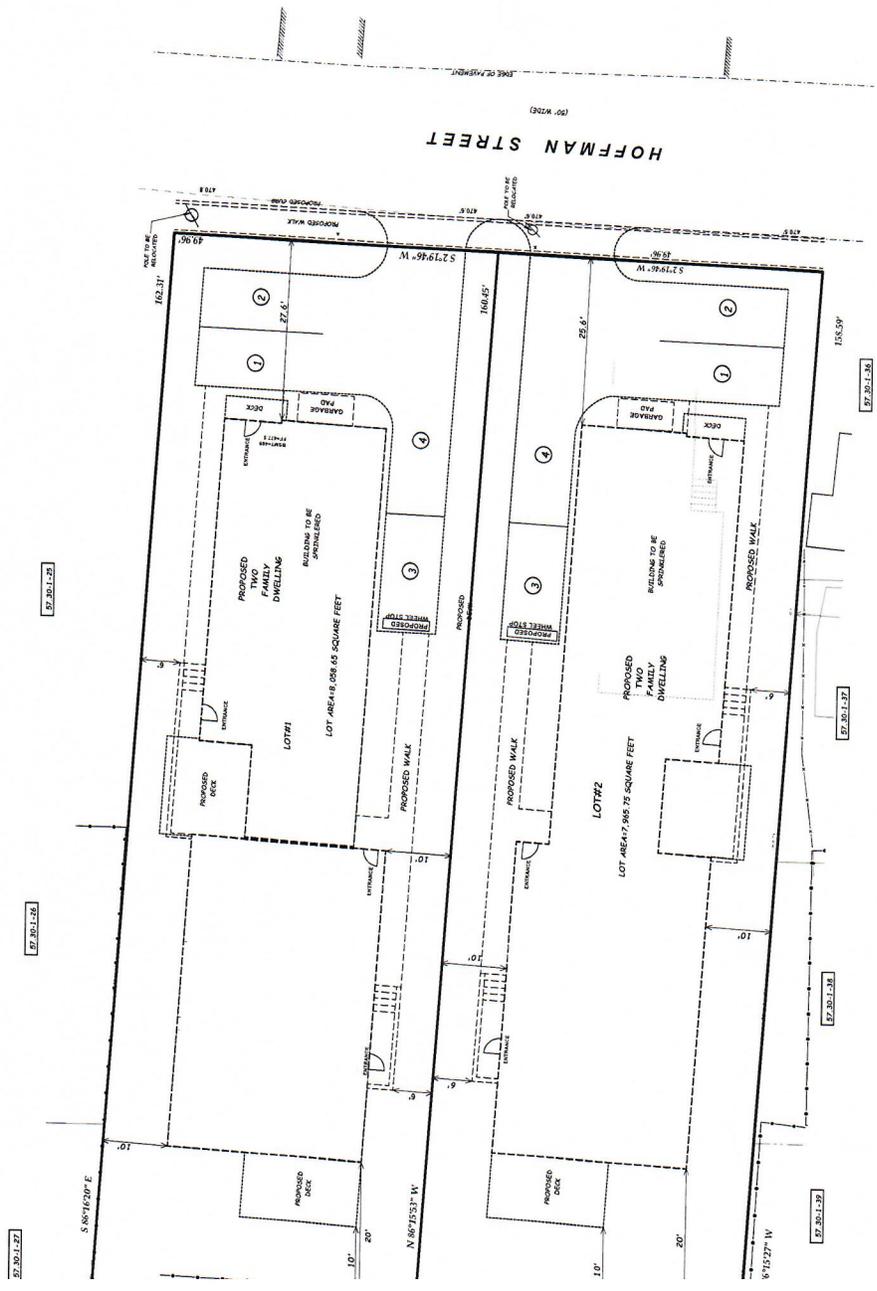
PROJECT IDENTIFICATION: 57-30-L-32
 PROPOSED LAYOUT SHEET FOR

5/7 HOFFMAN ST

TOWN OF RAMAPO, ROCKLAND COUNTY
 SPRING VALLEY, NEW YORK
 REV 10/19/19
 SEP/FEB/MAR 2019 SCALE: 1"=10'
 0 10 20 30
 ANTHONY R. CELENTANO P.E.
 31 ROSMAN ROAD
 THELLS, N.Y. 10984
 845-423-5300 FAX 423-5974

REV 12/24/19
 REV 3/6/20
 REV 5/13/20
 REV 6/16/20

Anthony R. Celentano LIC#12844



MEMORANDUM

TO: Village of Spring Valley Planning Board
FROM: Michael D. Kauker, PP, AICP
Principal
DATE: July 24, 2020
SUBJECT: **89 South Main Street (United Talmudical Academy)**
Review # 3

The following materials were received and reviewed by this office:

1. Site Plan consisting of 6 sheets prepared for United Talmudical Academy by Anthony R. Celentano, P.E. dated March 19, 2020 last revised 7/5/20.
2. Application Form dated 12/16/19.
3. Narrative prepared by Construction Expediting dated January 8, 2020.
4. SEQRA Short Environmental Assessment Form dated 1/3/20.
5. Checklist date 5/18/20.
6. Drainage Calculations dated May 17, 2020.
7. SEQRA Part 3 prepared by Celentano Engineering, PLLC dated July 5, 2020.

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

Introduction

An application has been submitted to the Planning Board for consideration of a preliminary and final site development plan to construct an auditorium and a storage trailer. The subject property is located at 89 South Main Street in the Village for Spring Valley. The subject property is located within the R-2 Residential District. The proposed development will require site plan approval from the Planning Board, variances from the ZBA and possibly a special permit from the Village Board.

Application Status

The applicant is on for a preliminary hearing before the Planning Board and it is the applicant's third appearance before the Planning Board. The Planning Board of the village of Spring Valley is the lead agency for the SEQRA review. The Planning Board adopted a Part 2 and the applicant has provide a Part 3. We have reviewed all of the information provided to date and have prepared a SEQRA Negative Declaration for the Planning Boards consideration.

State Environmental Quality Review Act (SEQRA)

Pursuant to SEQRA regulations this action is identified as an unlisted action. The Planning Board has taken the following actions related to the SEQRA review:

- Declaration of intent to be Lead Agency: March 5, 2020.
- Declaration of Lead Agency: June 23, 2020.
- Adoption of Part 2: June 23, 2020.
- Adoption of Negative Declaration: TBD

Board Action

The applicant is on for a preliminary hearing and it is the applicant's second appearance before the Planning Board. At the first meeting the Planning Board declared its intent to be lead agency. The applicant has submitted a SEQRA SEAF Part 1 and we have prepared the Part 2 for the Planning Boards consideration.

General Comments

1. The Site Plan provided is dated as it was prepared in 2016. This should be updated to ensure all site conditions are current. **Corrected.**
2. The bulk table on the plan is incorrect. The bulk table on the plans indicates the required lot width is 100 feet, where it is 125 feet for a corner lot and front yard setback is 30 feet, where it is 35 feet. This should be corrected on the bulk table. **Corrected.**
3. Setbacks dimensions for the proposed storage trailer should be provided. **Storage trailer removed.**

Site Development Plan Specifications

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

1. Preliminary Site Development Plan Specifications for Village of Spring Valley
 - a. Key plan at 200 scale indicating site location within Village. **Not at 200 scale. Will request a waiver.**
 - b. Survey of property with North arrow and scale including: **Provided.**
 - 1) Existing contours at 1' or 2' interval. **Provided.**
 - 2) Location of all above- and below-ground buildings and structures. **Provided.**
 - 3) Location of any major trees 6" caliper and over. **Not provided. Will request a waiver.**
 - 4) Locations of all utilities, easements and R.O.W.'s. **Provided.**
 - 5) Names and address of all adjoining property owners. **Provided.**
 - 6) Present zoning of property. **Provided.**
 - 7) Names of all existing streets adjoining property. **Provided.**
 - c. Size and location of all proposed buildings. **Provided.**
 - d. General plan of all proposed site development including:
 - 1) Vehicular parking layout with entrances and curb cuts. **Provided.**
 - 2) Proposed utility layout for storm water, gas, electric, sanitary, and water. **Provided.**
 - 3) Proposed pedestrian walks. **Provided.**

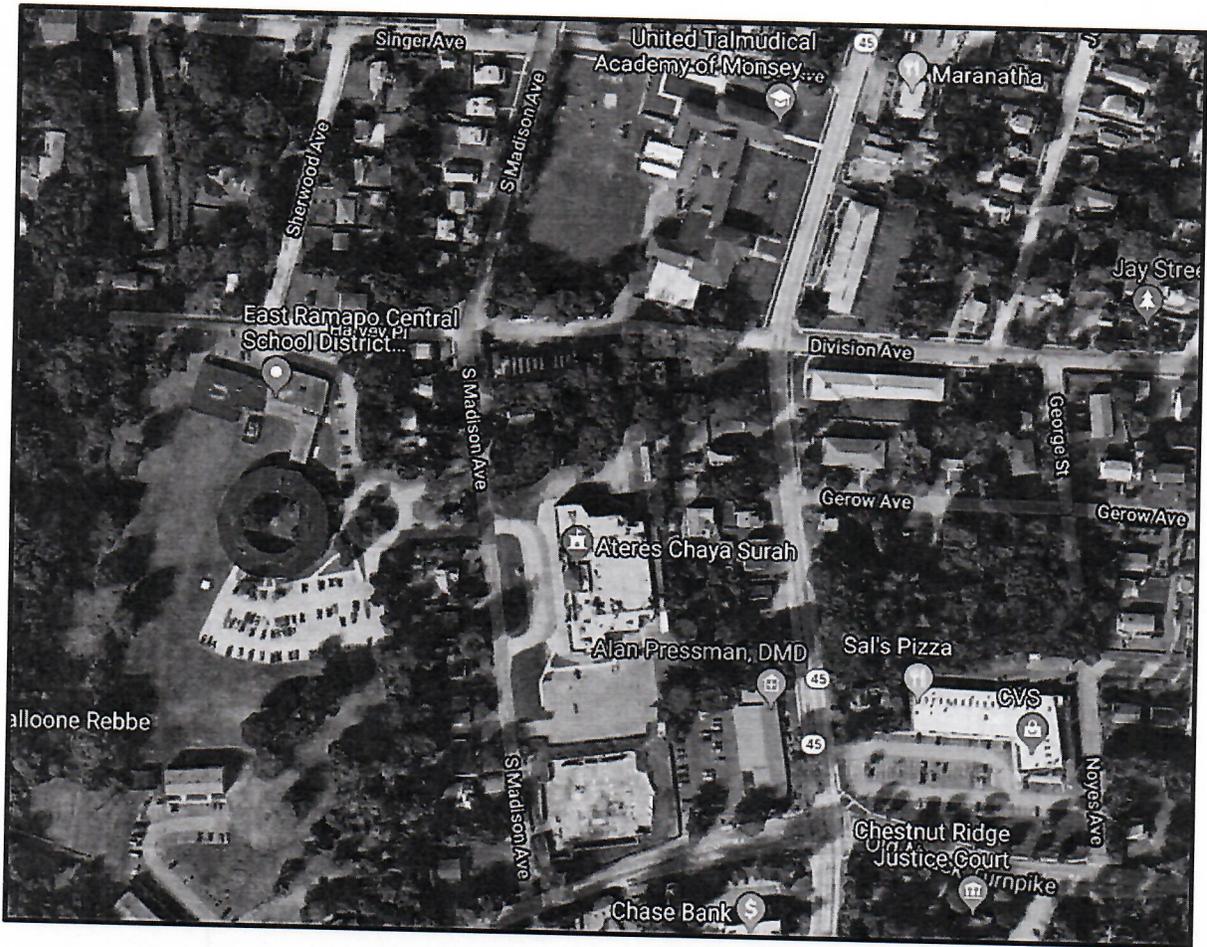
- 4) General description on plan of all site appurtenances including retaining walls, dumpsters, signage and site lighting, etc. **Provided.**
- 5) General placement on plan of all planting. **Provided.**
- 6) General description of erosion control measures proposed. **Provided.**
- 7) General description of any free-standing signage. **None proposed.**
- 8) General description of any variances or special permits sought by the applicant. **Provided.**

Property Description

The subject property located at 89 South Main Street in the R-2 District. The property has a lot area of 399,930 square feet. The property is currently occupied by a private school with multiple buildings and uses.

The subject property is surrounded primarily by residential uses.

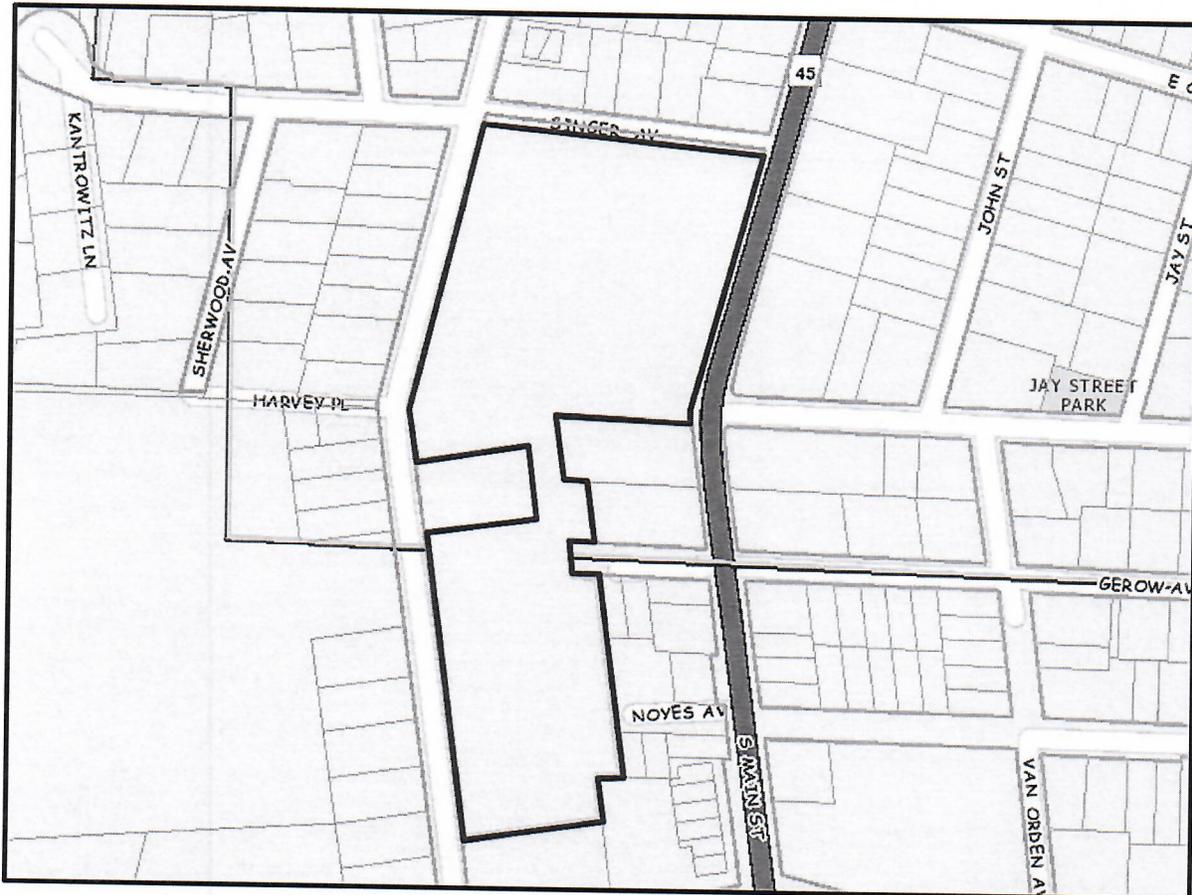
The aerial photograph below shows the subject property and its relationship to the surrounding neighborhood.



Aerial Map

Source: Google Earth

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



Tax Map

Source: Rockland County GIS



Proposed Development

The applicant's proposal consists the construction of a 19,200 square foot (240 feet by 80 feet) building to be used by the school as an auditorium. It appears that no other development is proposed, but this should be confirmed by the applicant. The use of the auditorium should be described in more detail. Will it be used or rented out for use other than the school?

Zoning Ordinance

- Permitted Uses – The subject property is located within the Village's R-2 Residential District. Permitted uses in the R-2 District include One-family detached dwellings, Churches or other places of worship, Convents, Uses of the Village of Spring Valley, Uses of other governments, Public schools, One-family semi-attached dwellings and Two-family detached

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

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

| Zoning Requirements | Required | Proposed |
|----------------------------|--------------------|------------------|
| Lot Area | 25,000 sq. ft. | 399,930 sq. ft. |
| Lot Width ¹ | 125 ft. | >100 ft. |
| Front Yard ² | 35 ft. | 35 ft. |
| Side Yard | 20 ft. | 20 ft. |
| Total Side Yard | 40 ft. | 40 ft. |
| Rear Yard | 40 ft. | 40 ft. |
| Bldg. Ht. (ft/st.) | 35 ft. / 3 stories | 35 ft. / 1 story |
| FAR | 0.30 | < 0.30 |

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

Building Plans and Elevations

Should be provided.

Circulation and Parking

None proposed.

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

Landscaping Plan

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

Lighting Plan

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

Stormwater Management

The applicant has provided Drainage Calculations that show the applicant can achieve a zero net increase in stormwater runoff by constructing 14 drywells on the property.

¹ The bulk table indicates the required lot width is 100 feet. A corner lot requires a lot width 125 feet. This should be corrected on the bulk table.

² The bulk table on the plans indicates the required front yard setback is 30 feet, where it is 35 feet. This should be corrected on the bulk table.

89 South Main Street (United Talmudical Academy)
Village of Spring Valley
July 24, 2020
Page 7

cc: Applicant

STATE ENVIRONMENTAL QUALITY REVIEW

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Name: 89 South Main Street (United Talmudical Academy)

Date: July 24, 2020

Lead Agency: **Planning Board**
Village of Spring Valley
200 North Main Street
Spring Valley, NY 10977

Prepared by: **Michael D. Kauker, PP, AICP**
Kauker & Kauker, LLC
356 Franklin Ave.
Wyckoff, NJ 07481
(201) 847-2900

This notice has been prepared in accordance with Article 8 (State Environmental Quality Review Act) of the New York State Environmental Conservation Law.

The Planning Board of the Village of Spring Valley, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: 89 South Main Street (United Talmudical Academy)

SEQR Status: Unlisted

Conditioned Negative Declaration: No

Description: The applicant has applied for the consideration of preliminary and final site development plan approval in order construct an auditorium for the existing school.

Location: The subject property is at 89 South Main Street in the R-2 Residential District, Village of Spring Valley, Rockland County, New York.

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 solid waste production; 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.