AGENDA:

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

Alan Simon
Mayor

Planning Board Agenda
August 25th,2020
7:00pm

1. 114 Rt 59-Intent
2. Finkelstein Memorial Library-Intent
3. Valley Spring Apartments- Declare Lead/ Adopt Part II
4. 2 Singer Ave-Final
5. 23 Lawrence St-Final
6. 33 S. Main St-Intent
7. 27 West St- Reapproval of Site Plan

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

Kauker & Kauker LLC
TOWN PLANNING AND DEVELOPMENT CONSULTANTS

MEMORANDUM

TO: Village of Spring Valley Planning Board

FROM: Michael D. Kauker, PP, AICP
Principal

DATE: August 24, 2020

SUBJECT: **114 Route 59 (Wide World of Cars BMW Storage Lot)**
Review # 1

The following materials were received and reviewed by this office:

1. Preliminary and Final Site Plan consisting of 9 sheets prepared by Maser Consulting, P.A. dated 8/5/20.
2. Boundary and Topographic Survey consisting of 1 sheet prepared by Maser Consulting, P.A. dated 4/28/20.
3. Zero Net Increase in Runoff Study prepared for New County Motor Car Group, Inc. by Maser Consulting, P.A. dated August 5, 2020.
4. Narrative Summary prepared by Jesse B. Cokely, P.E. of Maser consulting, P.A. dated August 5, 2020.
5. Application Form dated June 15, 2020.
6. SEQRA Short Environmental Assessment Form Part 1 dated 8/5/20.

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

Introduction

An application has been submitted to the Village of Spring Valley Planning Board for the consideration of a preliminary and final site development plan to construct an accessory parking lot for the storage of motor vehicles related to the BMW automobile dealership use. The subject property is located on the north side of Route 59 approximately 925 feet east of South Central Avenue. The site has an area of 1.26 acres and is located within the HB – Highway Business District. The HB District permits automobile sales and service agencies, including accessory repair shops, or outdoor storage of motor vehicles by a special permit from the Village Board. The applicant would require a special permit from the Village Board and site development plan approval from the Planning Board.

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.

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

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

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

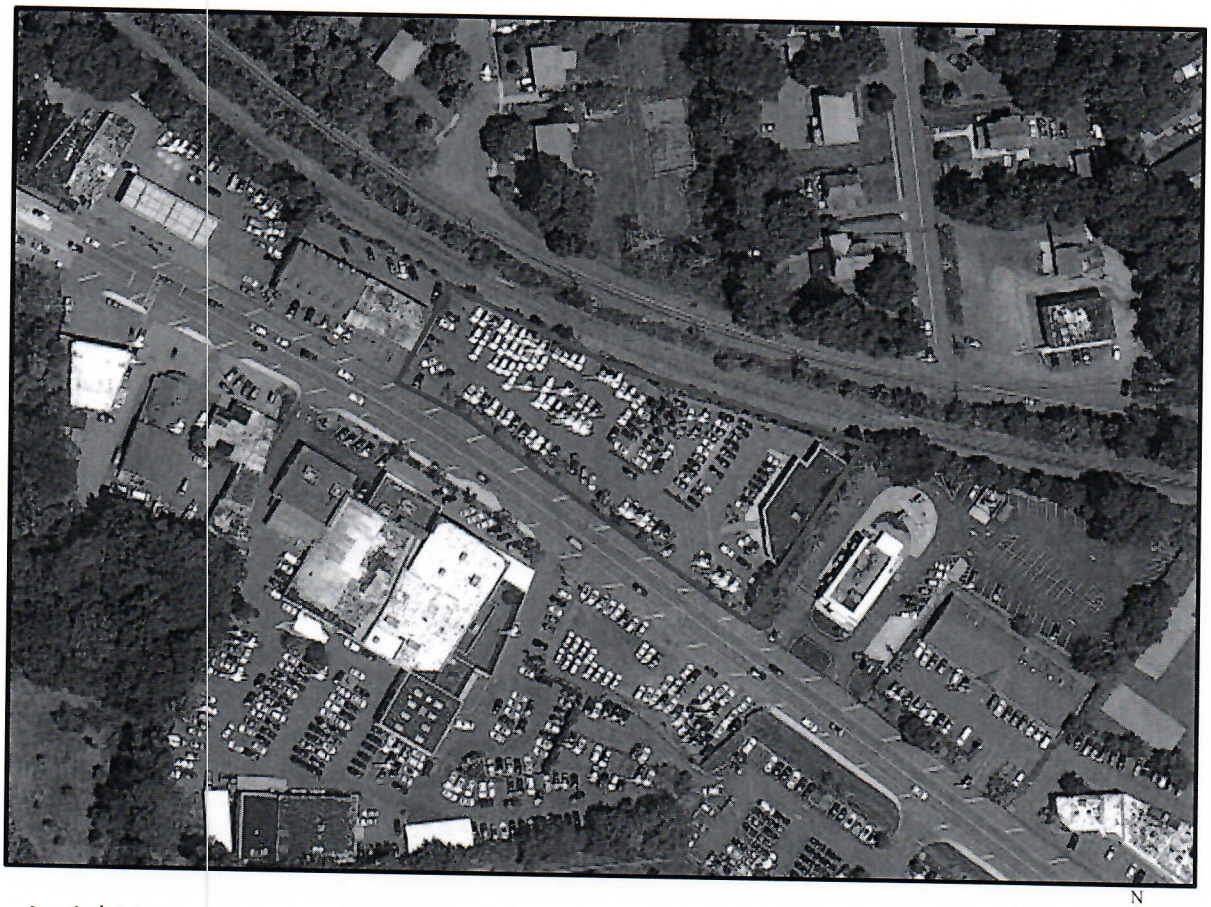
Pursuant to SEQRA Regulations, the Planning Board of the Village of Spring Valley ("Planning Board") finds (i) that the proposed action is subject to SEQRA; (ii) the action does not Involve a Federal agency; (iii) the action may Involve one or more other agencies, including the of Spring Valley Planning Board ("PB") the Village of Spring Valley Board of Trustees, the Village of Spring Valley Zoning Board of Appeals ("ZBA"), and possibly the Rockland County Drainage Authority, ("Involved agencies"), and (iv) this action is classified as an Unlisted action.

We recommend that the Planning Board issue its Notice of Intention to be the SEQRA Lead Agency for this action, and to distribute said Notice of Intention to all Involved agencies.

Property Description
The subject property is an interior lot located on the north side of Route 59 approximately 925 feet east of South Central Avenue. The subject property is in the HB – Highway Business District and has a lot area of 1.26 acres. The property is currently improved with an existing building and parking area, which will all be demolished. Access to the site is provided form three locations off Route 59, which will not change.

The subject property is bounded by the railroad to the north, route 59 to the south, a McDonalds Restaurant to the east and retail building to the west.

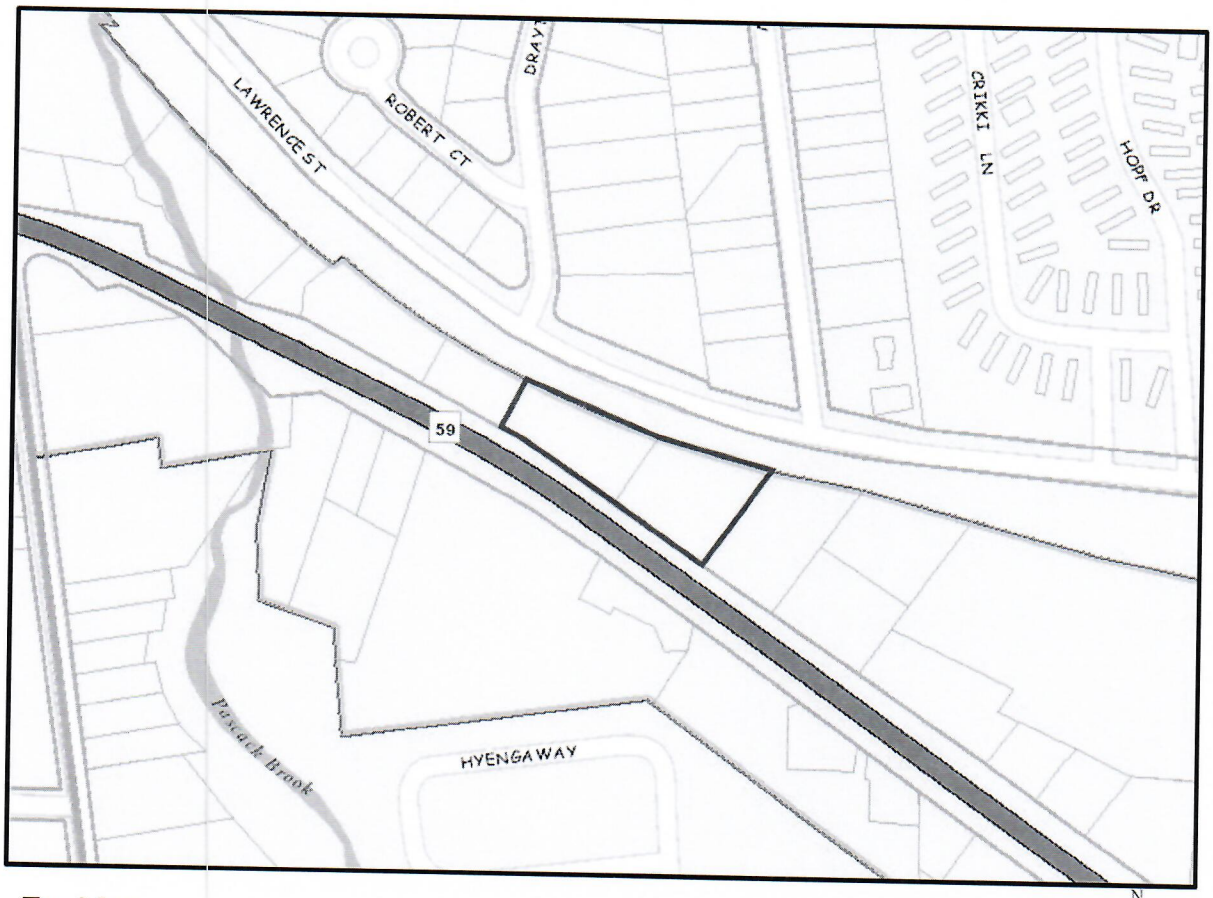
The aerial photograph below shows the subject property and its relationship to the surrounding neighborhood.



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.



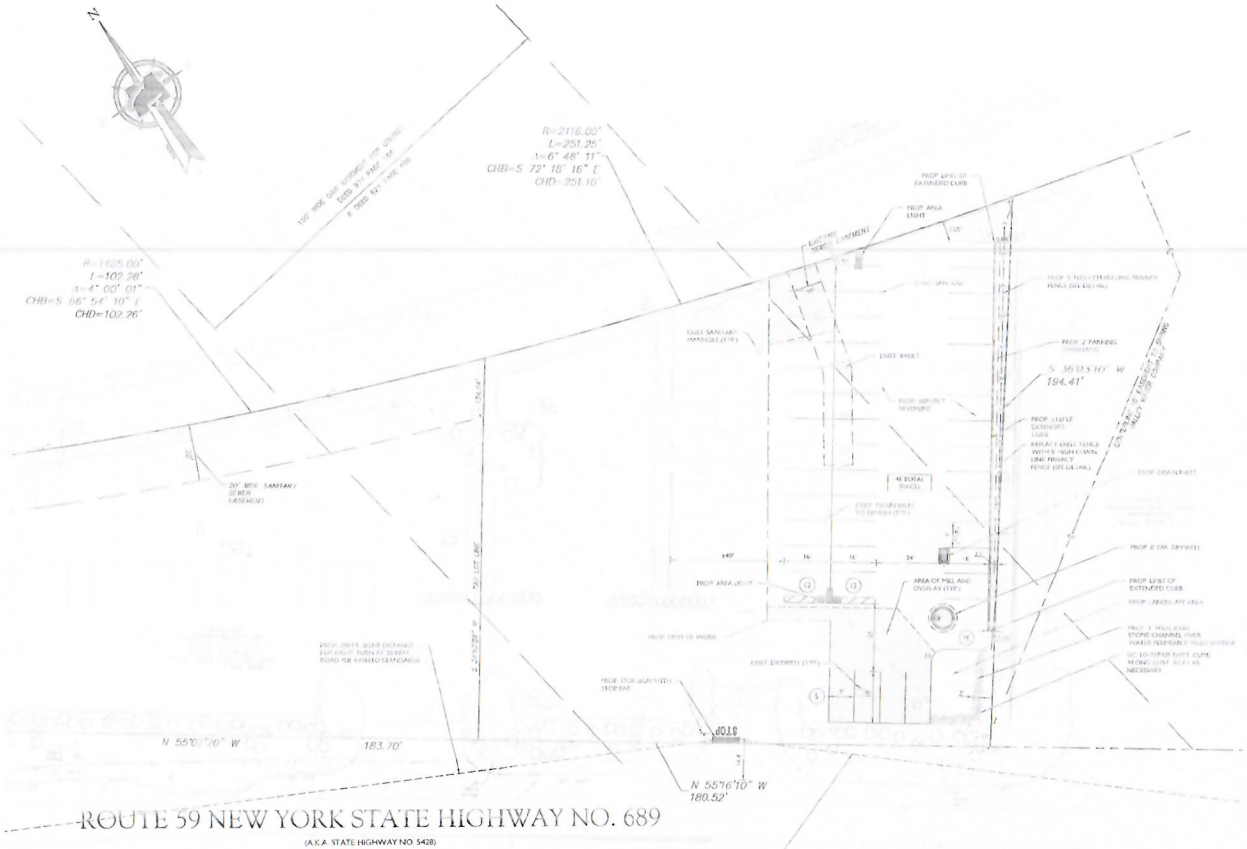
Tax Map

Source: Rockland County GIS

Proposed Development

The applicant's proposal consists the demolition of the existing site improvements including the building and constructing a parking lot with 46 parking spaces for the storage of motor vehicles. Access to the site will remain unchanged.

cc: Applicant



GENERAL NOTES

1. THE SUBJECT PROPERTY IS KNOWN AS SECTION 57.56, BLOCK 2, LOT 5 & 6, AS SHOWN ON SHEET 57.56 OF THE OFFICIAL TAX MAP OF THE VILLAGE OF SPRING VALLEY, ROCKLAND COUNTY, NEW YORK, DATED MARCH 1, 2010 AND REVISED THROUGH FEBRUARY 28, 2014.
2. THE PROPERTY IS LOCATED IN THE HIGHWAY BUSINESS (HB) ZONING DISTRICT AND CONTAINS A TOTAL TRACT AREA OF ±54,768 SF, ±1.26 ACRES.
3. OWNER/APPLICANT: 1 GRANITE REALTY CO. C/O NEW COUNTRY MOTOR CAR GROUP, INC.
   108 BROADWAY, SUITE 400
   SARATOGA SPRINGS, NY 12866
4. THE SUBJECT PROPERTY, AS PROPOSED, A 108 ROOM COMMERCIAL BUILDING WITH PARKING LOT AREA. THE BUILDING IS PROPOSED TO BE ACCESSED FROM ROUTE 59 (SEE PLAN). THE APPLICANT IS PROPOSING, AS THE PRIMARY USE OF THE BUILDING, TO CONSTRUCT ADDITIONAL PARKING SPACES FOR OUTDOOR MOTOR VEHICLE STORAGE AND OTHER SITE APPURTENANCES.
5. PROPOSED USE: AUTOMOBILE SALES AND SERVICE FACILITY, INCLUDING ACCESSORY REPAIR SHOPS, OR OUTDOOR STORAGE OF MOTOR VEHICLES PERMITTED BY SPECIAL USE.
6. BOUNDARY SURVEY INFORMATION WERE TAKEN FROM A PLAN ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR NEW COUNTRY MOTOR CAR GROUP, INC.", SHEET 1 OF 1, DATED APRIL 26, 2016, REVISED JUNE 16, 2016 PREPARED BY MASER CONSULTING P.A., P.L.S. LIC. NO. 050615 OF NEW YORK.
7. ALL INFORMATION SHOWN IS RELATIVE TO THE NEW YORK STATE PLANE COORDINATE SYSTEM EAST ZONE AND ADJUSTED TO NAD 1983. THE VERTICAL DATUM IS RELATIVE TO N.A.V.D. 1988.
8. NO UNDERGROUND UTILITIES ARE SHOWN TO EXIST ON THIS SITE, BASED ON AVAILABLE ONLINE MAPPING.
9. NO PART OF THE PROPERTY IS LOCATED IN THE 100 YEAR FLOOD INSURANCE RATE MAP NUMBER 36087C0193F, REFERENCING FOR THE VILLAGE OF SPRING VALLEY, ROCKLAND COUNTY, NEW YORK, EFFECTIVE JUNE 3, 2014 PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
10. PUBLIC IMPROVEMENTS AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
    A. NEW YORK STATE LIBRARY, OFFICE OF GENERAL SERVICES, "STANDARD SPECIFICATIONS", 2002, AS SUPPLEMENTED
    B. EXISTING PREVAILING HIGHWAY, COUNTY AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS
    C. CURRENT PREVAILING UTILITY CORPORATION/AUTHORITY SPECIFICATIONS, STANDARDS AND REQUIREMENTS
    D. CURRENT PREVAILING OTHER SPECIFICATIONS, STANDARDS AND REQUIREMENTS
11. TRAFFIC SIGNAGE AND STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
12. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON, IS NOT A SURVEY.
13. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN OR NOTED.
14. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE CONSTRUCTION FOR CONSTRUCTION UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
15. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTION, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ACCURATELY LOCATE EXISTING PIPE(S) AND SIZE(S). THE TEST INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT FIELD ADJUSTMENTS. UNCOVERED SEWER MATERIALS FROM THEIR REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
16. THE PLAN IS NOT EXPECTANT ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY SENSITIVE SITE CONDITIONS. PAUL CONSULTING HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES RELATED TO ENVIRONMENTAL OR OTHER SITE ENVIRONMENTAL ISSUES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CONTAMINATION. CONTRACTOR OR OTHER FOR DEVELOPMENT AND USE THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE PRESENCE OF ANY SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
17. NO EXCAVATION IS INCLUDED IN THE PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
18. THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

ZONING TABLE

TABLE OF BULK REQUIREMENTS
ZONE: HB (HIGHWAY BUSINESS DISTRICT)

ITEM	REQUIRED	EXISTING LOT 5	EXISTING LOT 6	PROPOSED LOT 5	PROVIDED LOT 6	COMPLIES
MIN. LOT AREA	40K	121,722.33 SF (2.8945 AC.)	67,878.95 SF (1.5584 AC.)	NO CHANGE	NO CHANGE	YES
MIN. LOT WIDTH	150'	220.28'	180.86'	NO CHANGE	NO CHANGE	YES
MIN. FRONT YARD DEPTH	35'	7.35'	7.84'	NO CHANGE	NO CHANGE	NO (ENC)
MIN. SIDE YARD DEPTH	30'	5.14'	2.66'	NO CHANGE	2.49'	NO (ENC)
MIN. REAR YARD DEPTH**	0'	5.18'	0.1'	NO CHANGE	NO CHANGE	YES
TOTAL SIDE YARDS	70'	12.42'	6.49'	NO CHANGE	4.85'	NO (ENC)
BLDG. HEIGHT MAX***	3 STORIES OR 35'	N/A	1 STORY	N/A	N/A	YES
MAX. FLOOR AREA RATIO (F.A.R.)**	0.5	N/A	0.15	N/A	N/A	YES

ENC = EXISTING NON CONFORMITY

* AS PART OF ANY MINIMUM LOT AREA REQUIREMENT UNDER §255-16 A, NO MORE THAN 50% OF ANY LAND WITHIN THE RIGHTS OF WAY FOR OVERHEAD UTILITIES SHALL BE COUNTED.

LOT 5: 25,912.28 SF - (6589.12 SF * 50%) = 21,722.32 SF
LOT 6: 29,731.42 SF - (11,853.39 SF * 50%) = 17,861.95 SF

** IN HB DISTRICTS, NO SIDE YARD OR REAR YARD SHALL BE REQUIRED WHERE SUCH YARD ABUTS AN OVERHEAD UTILITY TRANSMISSION LINE, RIGHT-OF-WAY, RAILROAD OR A LIMITED ACCESS HIGHWAY.

*** REQUIREMENT DOES NOT APPLY AS LOT 5 DOES NOT HAVE A STRUCTURE AND THE EXISTING STRUCTURE ON LOT 6 IS TO BE REMOVED.

PARKING CALCULATION

PARKING (MOTOR VEHICLE STORAGE SPACES)

EXISTING

LOT 5: 256 SPACES (APPROX. AMOUNT FROM SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR WORLD WIDE CARS" PREPARED BY MASER CONSULTING P.A. DATED 4/28/20)

LOT 6: 45 TOTAL SPACES (INCLUDING ONE (1) HANDICAP SPACE) (APPROX. AMOUNT FROM SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR WORLD WIDE CARS" PREPARED BY MASER CONSULTING P.A. DATED 4/28/20)

PROPOSED

LOT 5: 256 SPACES

LOT 6 (OUTSIDE LIMIT OF WORK): 137 SPACES

LOT 6 (WITHIN LIMIT OF WORK):

STALL SIZE: 9' X 16'
9' X 18'

38 SPACES (9' X 16' STALLS)
10 SPACES (9' X 18' STALLS)
48 TOTAL SPACES

LEGEND

EXISTING		PROPOSED
	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
	CURB	FACE / BACK
	EXTENDED CURB	
	SIDEWALK	
	FENCES	
	ROADWAY SIGNS	
	MUNICIPAL BOUNDARY LINE	
	STALL COUNT	(10)

20 0 20 40
SCALE: 1" = 20'

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State of N.Y. C.O.A. 0008671 / 0008831
State of N.J. C.O.A. 24GA27986500

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REV.	DATE	DRAWN BY	DESCRIPTION

JESSE B. COKELEY
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 093947

PRELIMINARY/FINAL SITE PLAN
FOR
NEW COUNTRY MOTOR CAR GROUP, INC.
SECTION 57.56
BLOCK 2
LOTS 5 & 6
VILLAGE OF SPRING VALLEY
ROCKLAND COUNTY
NEW YORK

MONTVALE OFFICE
20 Chestnut Ridge Road
Suite 120
Montvale, NJ 07645
Phone: 845.352.0411
Fax: 845.352.3611

SCALE	DATE	DRAWN BY	DESIGNED BY
AS SHOWN	03/02/20	CYA	JBC

PROJECT NUMBER	DRAWING NAME
2001-14-A	C-LAYT

SHEET TITLE
LAYOUT PLAN

SHEET NUMBER
3 of 9

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Kauker & Kauker LLC
TOWN PLANNING AND DEVELOPMENT CONSULTANTS

MEMORANDUM

TO: Village of Spring Valley Planning Board

FROM: Michael D. Kauker, PP, AICP
Principal

DATE: August 24, 2020

SUBJECT: **Finkelstein Library**
Review # 1

The following materials were received and reviewed by this office:

1. Map showing general location of sign, not dated and not to scale.
2. Application Form not dated.
3. SEQRA Short Environmental Assessment Form Part 1 dated 6/29/20.

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

Introduction
An application has been submitted to the Village of Spring Valley Planning Board for preliminary and final site development plan to erect a LED sign at the Finkelstein Library. The subject property is located at 24 Chestnut Street. The site area has not been provided and is located within the PO – Professional Office District. The PO District permits libraries by special permit form the Village Board. The applicant would require site development plan approval from the Planning Board and possibly 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.

General Comments
1. A detailed drawing or blueprint showing a description of the construction details of the sign and showing the lettering and/or pictorial matter composing the sign, position of lighting or other extraneous devices showing in detail how said sign shall be affixed to the property or building, as well as a location plan showing the position of the sign on any building or land and its position in relation to nearby buildings or structures and to any private or public street or highway.
2. It is not possible to determine the required variances whiteout the information noted above.

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

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

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

Pursuant to SEQRA Regulations, the Planning Board of the Village of Spring Valley ("Planning Board") finds (i) that the proposed action is subject to SEQRA; (ii) the action does not Involve a Federal agency; (iii) the action may Involve one or more other agencies, including the of Spring Valley Planning Board ("PB") the Village of Spring Valley Board of Trustees, the Village of Spring Valley Zoning Board of Appeals ("ZBA"), and possibly the Rockland County Drainage Authority, ("Involved agencies"), and (iv) this action is classified as an Unlisted action.

We recommend that the Planning Board issue its Notice of Intention to be the SEQRA Lead Agency for this action, and to distribute said Notice of Intention to all Involved agencies.

Sign Regulations
Signs are regulated pursuant to Chapter 9 of the Village of Spring Valley General Code. The following sections are pertinent to this application for a sign.

§ 209-5 General requirements.
The prohibitions contained in this section shall apply to all signs in all zoning districts, regardless of designation, of the Village of Spring Valley.

A. Illuminated signs and lighting devices. Any illuminated sign or lighting device shall employ only lights admitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving light or lights. In no event shall an

illuminated sign or lighting device be so placed or directed as to permit the beams and illumination therefrom to be directed or beamed upon a public street, highway, sidewalk or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance.

B. Projecting signs. No projecting signs shall be erected or maintained from the front, face, side or rear of a building a distance of more twelve (12) inches, including those projecting from the face of any theater, hotel or marquee.

C. Roof signs. No sign shall be placed on the roof of any building.

D. Portable or temporary signs. No portable or temporary sign shall be placed on the front, face, side or rear of the building on any premises except as provided in § 209-6 herein.

E. Moving, fluttering or revolving devices or strings of lights as part of signs. No sign or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners or other similar moving, fluttering or revolving devices. Said devices, as well as strings of lights, shall not be used for the purposes of advertising or attracting attention when not part of a sign.

F. Window signs. No sign erected or maintained in the window of a building, visible from any public or private street or roadway, shall occupy more than fifty percent (50%) of the area of said window.

G. Prohibited signs. Any signs not expressly permitted by this chapter are prohibited. Additional types of signs that are prohibited are:

(1) Signs representing or depicting to any degree official traffic signs or signals.

(2) Signs which emit noise, sounds or smoke.

(3) Animated signs, whether by mechanical or electrical processes, including signs with banners, streamers, spinners or other paraphernalia attached to or associated with such signs. Such signs may be permitted for a temporary period not exceeding thirty (30) days when approved by the Building Inspector.

(4) Signs of a prurient nature or advertising businesses, commodities or services of a prurient nature or any unlawful business or undertaking.

(5) Illuminated signs outlining any part of a building such as a gable, roof, sidewall or corner.

(6) Signs made of cardboard, paper, canvas or similar impermanent material.

(7) Signs mounted on parked vehicles or trailers or other similar mobile advertising media.

(8) Signs which project over a street.

(9) Signs which obstruct traffic visibility at intersections or portable signs or signs designed as hot air or gas balloons tethered to a building.

§ 209-6 Signs permitted in all districts.

B. Signs permitted with permit. The following signs are permitted in any zoning district, but require a permit as provided herein:

(1) Signs or bulletin boards customarily incident to places of worship, libraries, museums, social clubs or societies, which signs or bulletin boards shall not exceed six (6) square feet in area and shall be located on premises of such institutions.

§ 209-8 Permitted signs in business, commercial and industrial districts.
In districts zoned business, commercial, industrial, mixed or other comparable classification by any zoning regulation, no sign shall be erected or maintained except as follows:

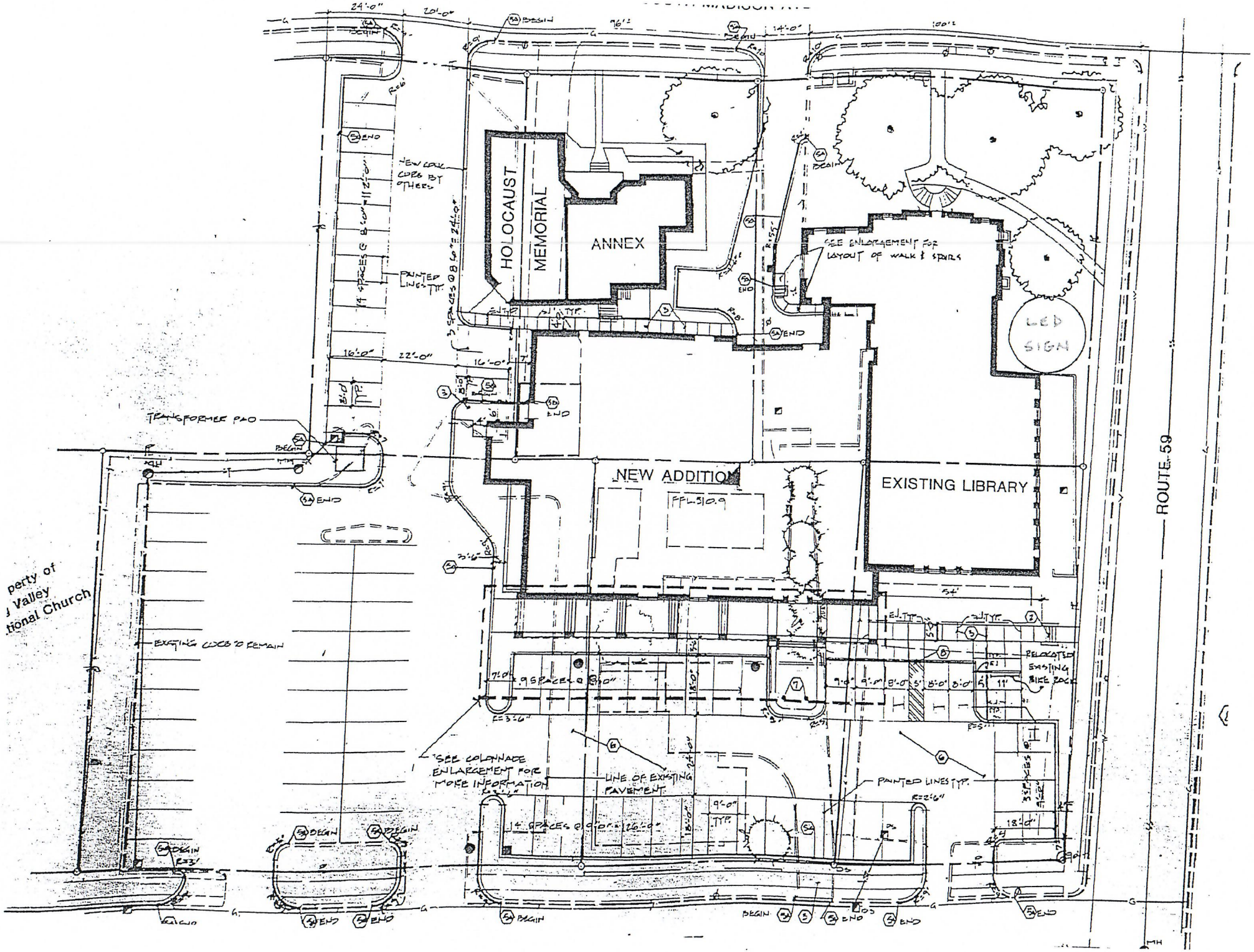
A. Two signs, one not exceeding 40 square feet in area and no more than 12 feet in height above ground level, when not attached to a building, and which advertises only the name of the owner, trade names, trademark, product sold and/or the business or activity conducted on the premises whereon such sign is located and which shall be set back at least 25 feet from any public highway or street, and one sign attached to or applied on each building or portion thereof, which sign shall not exceed three square feet for each linear foot of frontage occupied by each business conducted on the premises. Where a building has frontage on more than one street or public highway, one such sign shall be permitted for each street frontage. In the event that a sign is painted or applied to the front or face of a building, the area of the sign shall be taken as the area required to circumscribe all the letters and devices.
B. Said signs shall be constructed of either metal, aluminum, three-fourths-inch United States Department of Agriculture standard double-face high-density overlay plywood (GPX or equivalent) or one-fourth-inch plexiglas.

§ 209-13 Sign requirements.
The Building Inspector shall consider the following supplemental use criteria in granting any approvals for signs:

A. Signs must be clearly accessory to the use or uses upon the same lot, and such signs and lighting must be shown to be essential to the conduct of the principal use upon the lot.
B. The size and content of the sign shall be the minimum essential for legibility and for the provision of information to patrons seeking the particular use described on such sign.
C. The sign content shall not hawk or peddle and must clearly provide only the information necessary to identify the use upon the lot.
D. The sign shall not be confused with any traffic signal or other safety device, nor be composed of elements depicting in exaggerated size or grotesque style the use upon the lot.
E. All existing signs on the lot, together with their supportings, braces, guys, anchors, etc., shall be kept in repair and in a proper state of preservation. The display surfaces of all signs shall be kept neatly painted or maintained at all times.

§ 209-19 Variances.
Any person aggrieved by a decision of the Building Inspector relative to the provisions of this chapter may appeal such a decision to the Zoning Board of Appeals, as provided in the zoning regulations of the Village of Spring Valley, and shall comply with all procedural requirements prescribed by such Zoning Board of Appeals.

cc: Applicant



HOLOCAUST
MEMORIAL
ANNEX
NEW ADDITION
EXISTING LIBRARY
LED SIGN
ROUTE 59
NEW CONC CURB BY OTHERS
PAINTED LINES TYP.
TRANSFORMER PAD
EXISTING CURB TO REMAIN
SEE ENLARGEMENT FOR LAYOUT OF WALK & STAIRS
SEE COLONNADE ENLARGEMENT FOR MORE INFORMATION
LINE OF EXISTING PAVEMENT
RELOCATED EXISTING BIKE RACK
perty of
Valley
tional Church

Kauker & Kauker LLC
TOWN PLANNING AND DEVELOPMENT CONSULTANTS

MEMORANDUM

TO: Village of Spring Valley Planning Board

FROM: Michael D. Kauker, PP, AICP
Principal

DATE: August 18, 2020

SUBJECT: **Valley Spring Apartments (41 N. Madison Avenue)**
Review # 2

The following materials were received and reviewed by this office:

1. Set of Plans consisting of 6 sheets prepared by Bart M. Rodi, Engineer dated November 11, 2019.
2. Architectural Plans consisting of 14 sheets prepared by Inc. by WQB Architecture, PLLC dated 7/30/2020.
3. Application Form dated 12/16/19.
4. SEQRA Short Environmental Assessment Form dated 1/28/20.

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

Introduction
The applicant has submitted a preliminary and final site development plan application to construct a six-story multi-family building containing a total of 67 units and a community room on the ground floor. The subject property consists of two separate tax lots located along North Main Street, North Madison Avenue and Lawler Boulevard. The site has an area of 43,895 square feet and is located within the in the Downtown Urban Renewal Area Overlay Zone of the GB District. The Downtown Urban Renewal Area Overlay Zone permits multi-family use development by right. The applicant would require site development plan approval from the Planning 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 second 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: TBD

- Declaration of Lead Agency: TBD
- Adoption of Part 2: TBD
- Adoption of Negative Declaration: TBD

Board Action

The applicant has submitted Part 1 of the SEQRA Short Environmental Assessment Form. Our office has reviewed that document and prepared a Part 2 for the Boards consideration.

General Comments

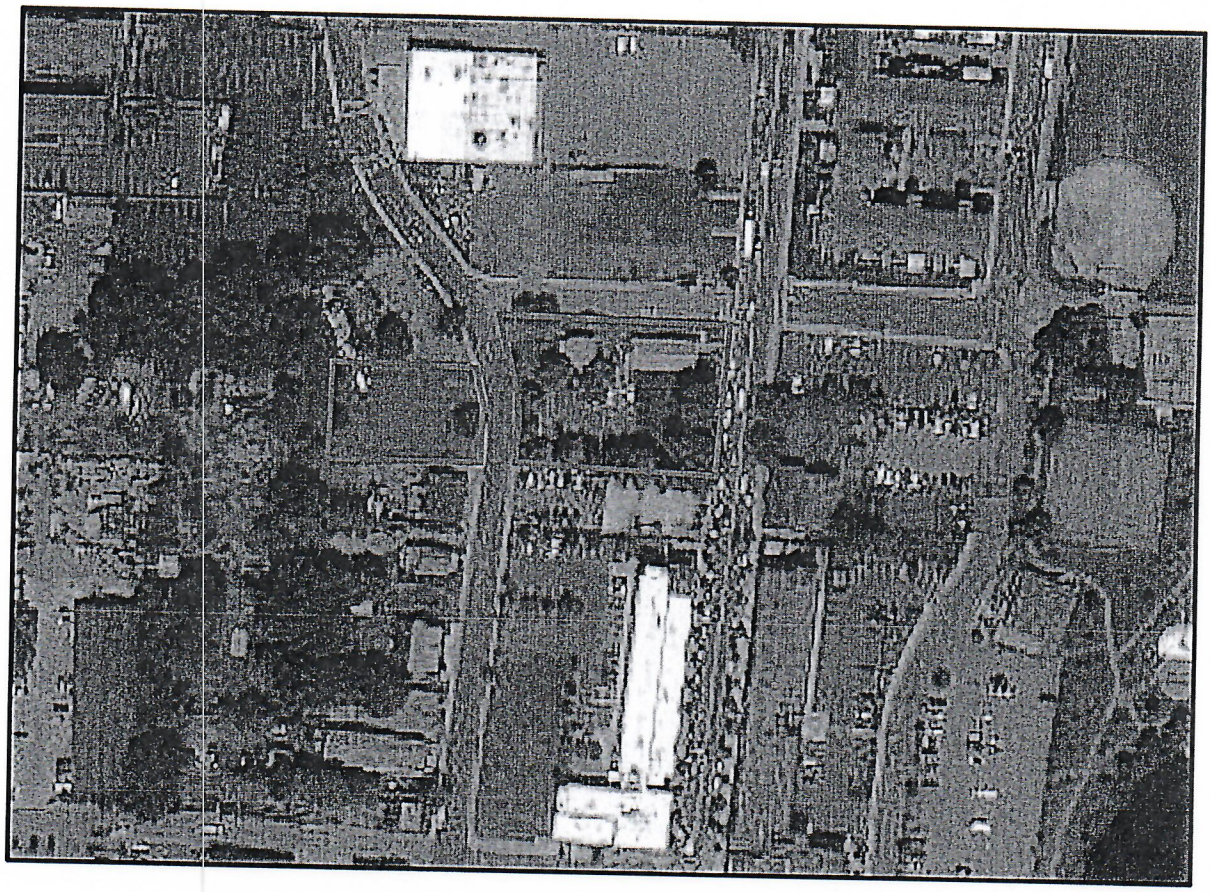
1. The building footprint and site ingress/egress should be more clearly identified on the site plan as it is difficult to differentiate it from the other site features.
2. Pursuant to §255-42C and §255-43C, a stormwater pollution prevention plan consistent with the requirements of Articles I and II of Chapter 222, Stormwater Management and Erosion and Sediment Control, shall be required for site plan approval. The SWPPP shall meet the performance and design criteria standards in Article II of Chapter 222.
3. The proposed parking lot on the west side of North Madison appears to have an ingress and egress point onto a neighboring property to the south. The applicant should provide more detail on this proposal.
4. In order to determine the appropriate parking requirement, the applicant shall indicate if the units will be for sale or rental units. If owner-occupied the parking requirement would be 2 space per unit and if rental would be 1.5 spaces per unit.

Property Description

The subject property consists of two separate tax lots located along North Main Street, North Madison Avenue and Lawler Boulevard located in the Downtown Urban Renewal Area Overlay Zone of the GB zone. The lots are currently improved with several buildings and a parking area.

The subject property is surrounded by a mix of varied residential and non-residential uses.

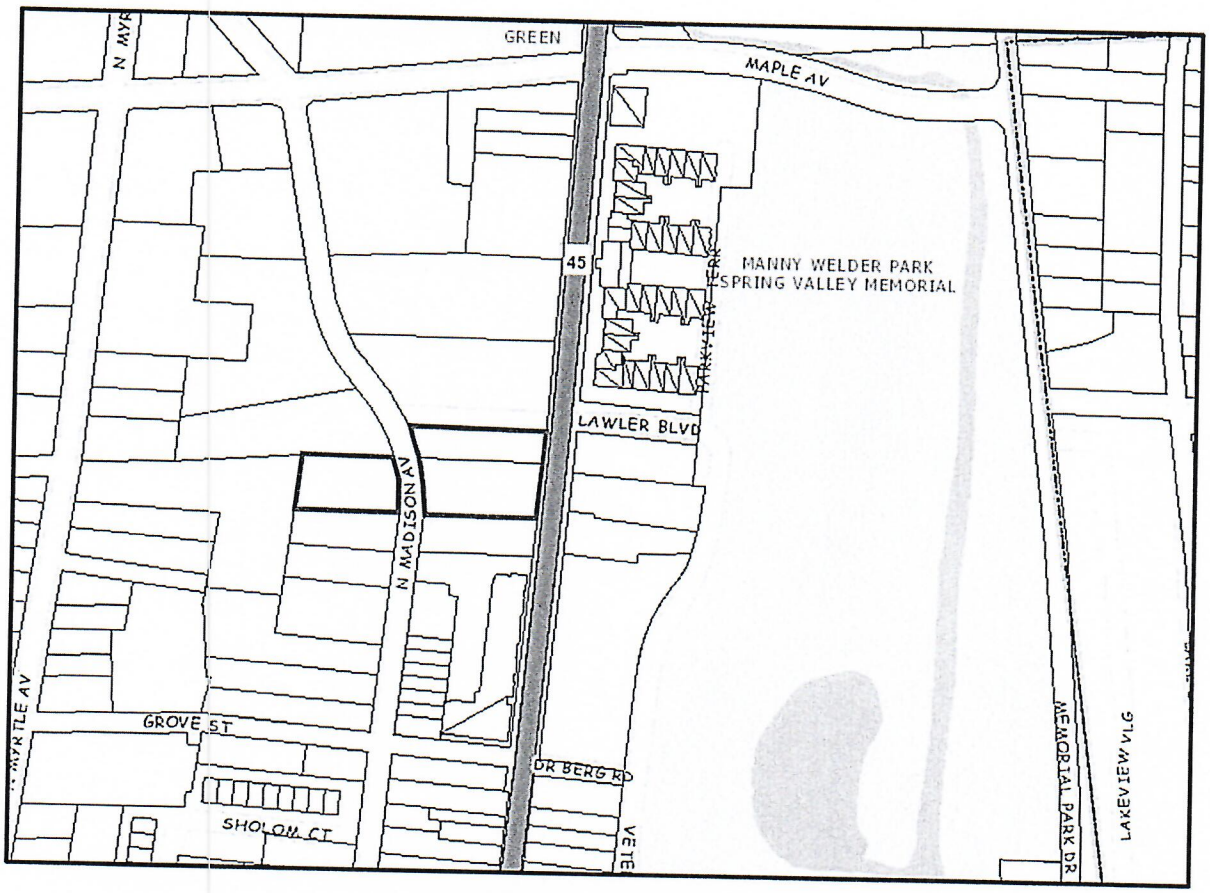
The aerial photograph below shows the subject property and its relationship to the surrounding neighborhood.



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 proposes to construct a six-story multi-family building containing a total of 67 units and a community room on the ground floor. The site plan shows 67 parking spaces on the property, where 101 (if rental units) are required. The number of parking spaces has been increased and the parking layout has been modified to eliminate any substandard and unsafe parking spaces. Access is provided from Myrtle Avenue and it is proposed as part of this application that a portion of Sherwood Street be abandoned by the Village and transferred to the applicant. This would require approval from the Village Board. There are 48 units proposed in three separate buildings. Pursuant to §255-30C, there shall not be more than one building on a lot. Pursuant to §255-22O(1), the distance between two principal buildings on the same lot shall be no less than the height of the taller building. The proposed density of the project is 25 unit

per acre, where the Village permits a maximum of 18 units per acre. The number of bedroom and the square footage of each unit should be 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 multi-family use is a permitted use in the Downtown Urban Renewal Area Overlay Zone of 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	43,895
Lot Width	100	142
Front Yard (Main)	0	0
Front Yard (Lawler)	0	TBD
Front Yard (Madison)	0	TBD
Side Yard	0	0
Bldg. Ht. (ft/st.)	65/6	64.5/6
FAR	2.0	1.2

As noted in the table above this property will have 3 front yards. The bulk table should be amended to reflect this condition.

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

1. Parking spaces – TBD

Building Plans and Elevations
Provided. To be reviewed in detail at a later date.

Circulation and Parking
There is a total of 67 parking spaces proposed in two separate parking areas for this development. The first parking area contains 33 parking space and is located on the same lot as

the proposed building. It appears that this site is accessed from a 24-foot wide two-way ingress/egress driveway off Madison Avenue and a second ingress/egress driveway off Lawler Boulevard. The access driveway off Lawler boulevard is very close to the intersection and we would recommend it be moved further away or eliminated. The size of the parking spaces for this lot are not provided. The applicant should provide the size of the parking spaces on the plan. The aisle width is 24 feet with the exception of a 12 foot aisle width adjacent to the building and spaces 20, 21 and 22. We would recommend that these spaces be eliminated and the aisle width be increased as it could result in poor onsite vehicular circulation and be problematic for fire and emergency vehicles accessing the site. There are 2 other parking spaces that are problematic, parking spaces 23 and 24 appear to be located immediately adjacent to the proposed building would make it difficult to access building. We do not recommend that parking spaces be immediately adjacent tot a building and that there be enough space between them and the building. We also recommend that these spaces be relocated or eliminated. The second parking area contains 34 parking spaces and is located on the opposite side of Madison Avenue. This site is accessed from a 24-foot wide two-way ingress/egress driveway off Madison Avenue and it appears that there is a second ingress/egress driveway accessing a neighboring property. this second means of access should be addressed. We would recommend that the access driveway for both of the parking areas on Madison Avenue be relocated so that they line up and are directly opposite one another. It appears that there is additional room of the second parking lot (west side of Madison Avenue) to relocate the access driveway and provide additional parking spaces.

The curb cuts and access points to both sites should be more clearly delineated on the site development plan and dimensions shall also be provided.

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
Provided. To be reviewed in detail at a later date.

Lighting
Provided. To be reviewed in detail at a later date.

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

Kauker & Kauker
LLC
TOWN PLANNING AND DEVELOPMENT CONSULTANTS

MEMORANDUM

TO: Village of Spring Valley Planning Board

FROM: Michael D. Kauker, PP, AICP
Principal

DATE: August 19, 2020

SUBJECT: **Valley Spring Apartments (41 N. Madison Avenue)**

Our office has reviewed Part 1 of the SEQRA Short Environmental Assessment Form (SEAF) and has prepared a Part 2. We would recommend that the Planning Board pass a resolution adopting Part 2 and that it be forwarded to the applicant for use in preparing a Part 3.

Attached is the Part 2, which lists the potential moderate to large impacts that have been identified. The applicant should address the impacts that have been identified as moderate to large in Part 3 of the SEAF. In instances where sufficient information was not provided or not available to determine the impact or if the impact were unknown it was marked off as a potential moderate to large impact.

In Part 3, the applicant should explain why a potential impact identified in Part 2 may result or will not result in a significant adverse environmental impact. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that are proposed by the project sponsor to avoid or reduce impacts.

The applicant has submitted an application for the consideration of preliminary and final site development plan application to construct a six-story multi-family building containing a total of 67 units and a community room on the ground floor. The proposed development will require preliminary and final site development plan approval from the Planning Board and variances from the ZBA.

The following provides some additional detail regarding questions where moderate to large impacts may occur because of the proposed project and require additional input form the applicant.

Part 2, Question 1
Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?

The proposed use is permitted in the Downtown Urban Renewal Area Overlay Zone of the GB District and the proposed development meets most of the bulk requirements in the zoning ordinance. The proposal is consistent with the adopted land use plan and zoning for the area.

Part 2, Question 2
Will the proposed action result in a change in the use or intensity of use of land?

The proposal would result in a change in both the use and intensity of development but is consistent with the zoning ordinance and therefore there would not be a significant impact related to the change.

Part 2, Question 3
Will the proposed action impair the character or quality of the existing community?

As mentioned above the proposed development is consistent with the zoning for the area as well as the existing land use mix in the area and would not impair the character or quality of the existing community.

Part 2, Question 4
Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area?

The site of the proposed action is neither located in, nor does it adjoin, a State listed Critical Environmental Area.

Part 2, Question 5
Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walking?

The applicant proposes 67 units which would generate additional traffic. It is recommended that a traffic study be provided to assess the potential traffic generated form the development and its potential impacts on the street system. In addition, the study should provide an analysis pf the number of parking spaces proposed as a variance is being requested for the lack of parking spaces.

Part 2, Question 6
Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?

The applicant indicates that the building will be LEED certified and built in accordance with green building procedures as defined in the New York State Housing and Community Renewal.

Part 2, Question 7
Will the proposed action impact existing:

a. Public/private water supplies?
b. Public/private wastewater treatment facilities?

The applicant should provide detailed information regarding the existing water and wastewater systems and if they have the capacity to accommodate the proposed development.

Part 2, Question 8
Will the proposed action impair the character or quality of important historic, 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 archeological sensitive area.

Part 2, Question 9
Will the proposed action result in an adverse change to natural resources?

The subject site is located in a fully developed suburban area, is not located in or adjacent a State listed Critical Environmental Area, does not contain any wetlands or waterbodies, does not 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 should provide 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

Agency Use Only [If applicable]

Project: Valley Spring Apartments

Date: August 19, 2020

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	✔	
2. Will the proposed action result in a change in the use or intensity of use of land?	✔	
3. Will the proposed action impair the character or quality of the existing community?	✔	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	✔	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		✔
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	✔	
7. Will the proposed action impact existing: a. public / private water supplies?		✔
b. public / private wastewater treatment utilities?		✔
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	✔	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	✔	
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		✔
11. Will the proposed action create a hazard to environmental resources or human health?	✔	

PRINT FORM

Kauker & Kauker
LLC
TOWN PLANNING AND DEVELOPMENT CONSULTANTS

MEMORANDUM

TO: Village of Spring Valley Planning Board

FROM: Michael D. Kauker, PP, AICP
Principal

DATE: August 21, 2020

SUBJECT: **2 Singer Avenue**
Review # 5

The following materials were received and reviewed by this office:

1. Subdivision Plat consisting of 6 sheets prepared by Anthony R. Celentano, P.E. dated July 13, 2017 as revised 8/9/20.
2. Application Form dated 11/5/19.
3. Narrative prepared by Celentano Engineering, PLLC dated September 18, 2019.
4. SEQRA Short Environmental Assessment Form dated 11/25/19.
5. SEQRA SEAF Part 3 prepared by Celentano Engineering, PLLC dated 12/21/19.
6. Drainage Calculations prepared by Celentano Engineering, PLLC dated December 21, 2019.
7. Architectural Plans 2 sets for Lot 1 and Lot 2 prepared by Hartman Designs dated 8/10/20.

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

Introduction
The applicant has submitted an application for a two-lot subdivision in which two, two-family homes are proposed to be constructed on each newly created lot. The subject property is a corner lot located on the southeast corner of Singer Avenue and Sherwood Avenue. The site has an area of 13,930 square feet and is located within the R-2 District. The proposed development will require subdivision plat 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.

Preliminary Layout Review
In order for the Planning Board to appropriately review the application for subdivision, the additional maps and documentation should be provided. **Provided.**

1. A clean copy of the survey of the property including topography and the location of any existing improvements.
2. A Preliminary Layout providing all information required pursuant to §232-22.

Preliminary layouts submitted to the Planning Board shall be drawn to a convenient scale, not more than 100 feet to an inch, and shall show the following information:

A. The location of the property with respect to surrounding property and streets; the names of all adjoining property owners of record or the names of adjoining developments; and the names of adjoining streets. There shall be included an area map at a scale of one inch equals 400 feet showing all streets and property within 1,000 feet of the proposed subdivision and identifying all property held by the applicant in the area.

B. The location and dimensions of all boundary lines of the property (include entire area proposed to be subdivided and remainder of the tract owned by the subdividing owner), certified by a licensed land surveyor.

C. The location of existing streets, sewers, drains, water mains, easements, water bodies, streams and other pertinent features, such as swamps, buildings and outstanding trees, that may influence the design of the subdivision. Topography shall be shown at a contour interval of not more than two feet, where required by the Planning Board.

D. The location, width, grade and profiles showing existing surfaces and proposed grades of all streets and typical cross-sections of the proposed grading, roadways and sidewalks.

E. Proposed connections with existing water supply and sanitary sewerage system or alternative means of providing water supply and sanitary waste treatment and disposal, as provided in §§ 1115, 1116, 1117 and 1118 of the Public Health Law; proposed provisions for collecting and discharging surface water drainage, including the proposed location and sizes of drains, culverts, catch basins, curbs and gutters; and the proposed locations of fire hydrants, street trees, streetlighting standards, street signs or other improvements to be provided in connection with the subdivision.

[Amended 4-11-1995 by L.L. No. 1-1995]

F. The approximate locations, dimensions and areas of all proposed or existing lots.

G. The approximate location and dimensions of all property proposed to be set aside for park or playground use.

H. The name and address of the owner or owners of land to be subdivided and the name and address of the subdivider, if other than the owner, and the name of the land surveyor.

I. The date of the map, approximate true North point and scale.

3. A Preliminary Plan which shows the proposed site improvements including location and size of all buildings, parking areas, driveways and or roadways and preliminary drainage plans.

If any of the information as required above is not provided the applicant should provide a written justification as to why it is not being provided and requesting a waiver of the requirements from the Planning Board.

General Comments

1. Pursuant to 255-30A, no vehicle shall be parked or stored in any required fire lane. **Should be addressed by applicant.**
2. Pursuant to §229-41A, all new driveways and additions to existing driveways shall terminate no closer than five feet from the side yard property lines. **Should be addressed by applicant.**
3. We would recommend that the applicant provide garages.
4. The layout is out of character with the neighborhood and is also not consistent with good subdivision design principles. It also creates a very undesirable parking layout.
5. We would recommend that the proposed dwellings be reduced in size and a more normal shape so that they better fit on the property. **Have been reduced.**
6. The size of the decks and the distance form the property line shall be provided. **Decks are 8 feet from property line.**
7. The building envelope based on ordinance requirements shall be clearly shown on the plan. **Provided.**
8. Area for the playground shall be shown on the plan. **Not provided, would be required to pay fee.**
9. The applicant should revise the plans in accordance with the requirements of §232-22 and §232-23. A written narrative should be provided addressing any requirement that the applicant will not provide on the plans and request a waiver of those provisions. **Provided.**

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: November 25, 2019
- Adoption of Part 2: November 25, 2019
- Adoption of Negative Declaration: Negative Declaration adopted.

Board Action

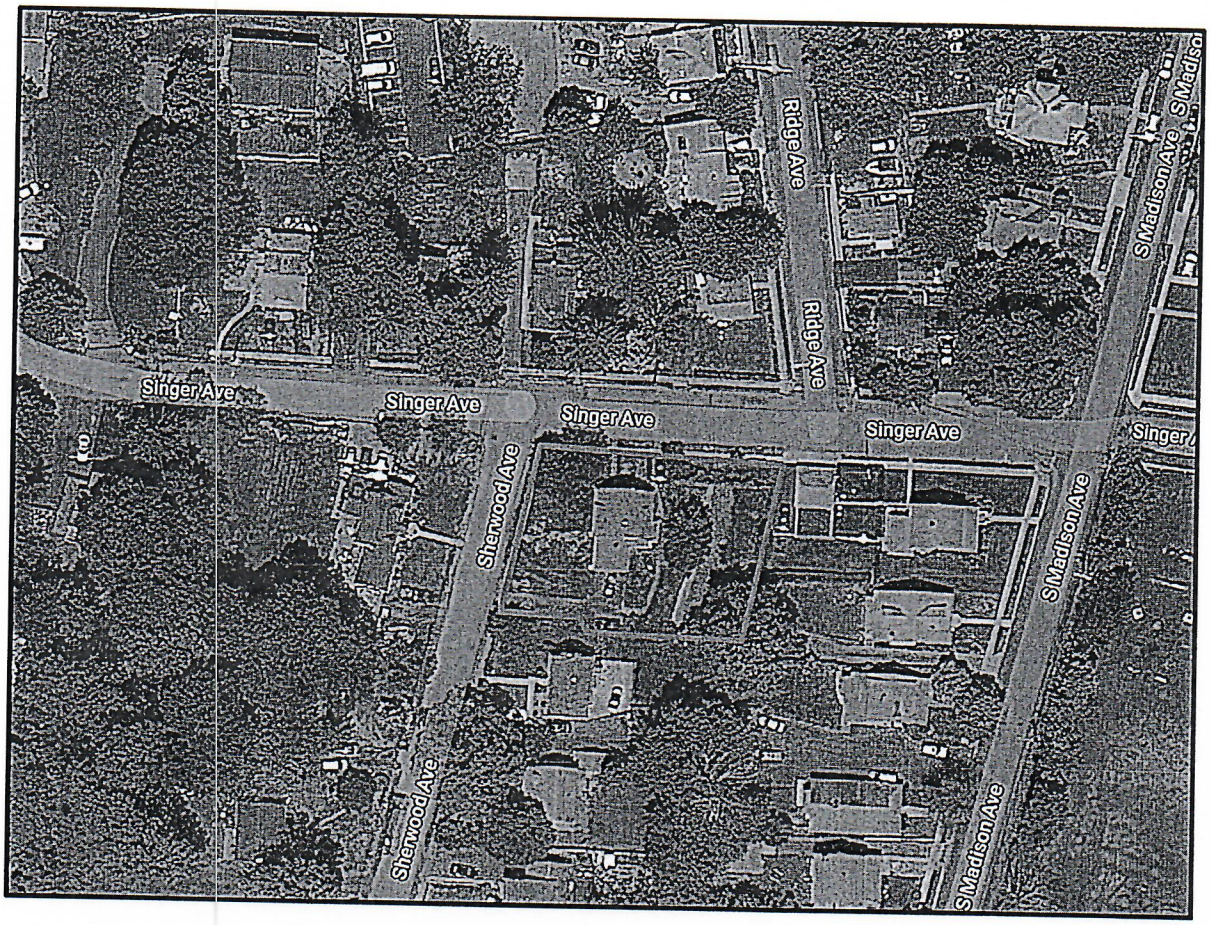
The application is scheduled for a public hearing to consider the Final Subdivision Plat. The Planning Board should act on the application.

Property Description

The subject property is a corner lot located on the southeast corner of Singer Avenue and Sherwood Avenue in the R-2 District. The property has a lot area of 13,930 square feet. The property is currently occupied by two, two-story single-family homes.

The subject property is surrounded primarily by residential uses.

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

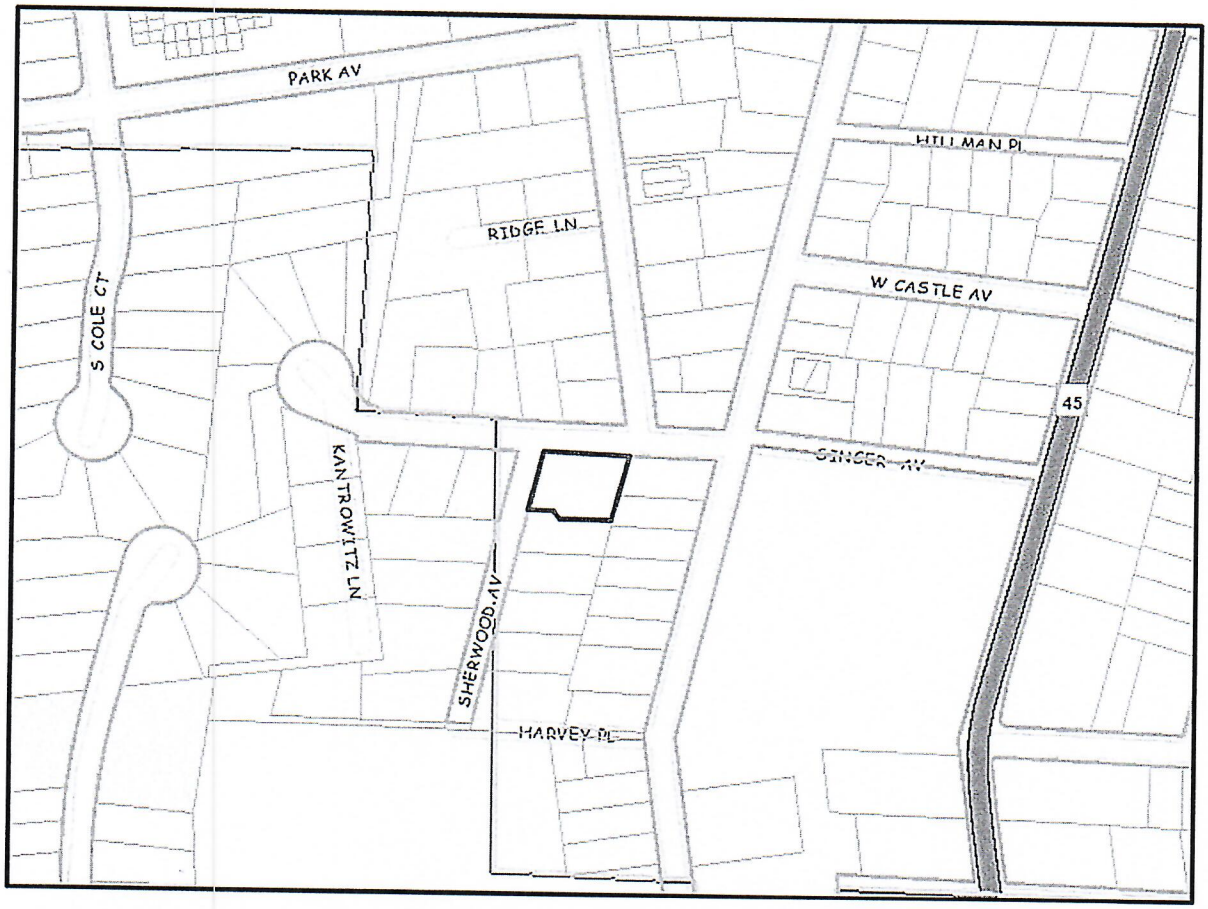


Aerial Map

Source: Google Earth

N

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* N

Proposed Development

The applicant's proposal consists of a two-lot subdivision in which two, two-family homes will be constructed, one two-family dwelling on each lot. Proposed lot 1 will have frontage on Singer Avenue and will have a lot area of 6,897 square feet. Proposed lot 2 will have frontage on Singer Avenue and Sherwood Avenue and will have a lot area of 7,033 square feet. Access to lot 1 is form Singer avenue and lot 2 from Sherwood Avenue. The parking layout is not desirable as it is squeezed into the remaining area on the site that is not occupied by the proposed dwellings. The dimensions of the parking spaces and drive aisle shall be shown on the plan. Pursuant to §229-41A, all new driveways and additions to existing driveways shall terminate no closer than five feet from the side yard property lines. We would recommend that the parking configuration be reconfigured so that the applicant provides a garage for each of the proposed

units with an additional parking space in the driveway or in the alternative a common access driveway with parking in the rear.

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, Convent, Uses of the Village of Spring Valley, Uses of other governments, Public schools, One-family semiattached dwellings, Two-family detached dwellings. Government assisted housing is permitted by special permit form the Village Board. The applicant shall confirm and provide documentation that the proposed use will be government assisted housing.

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

Zoning Requirements	Required Two-Family	Proposed Lot 1	Proposed Lot 2
Lot Area	10,000	6,897 (V)	7,033 (V)
Lot Width (Singer)	100 / 105	73.7 (V)	66.3 (V)
Lot Width (Sherwood)	105		96 (V)
Front Yard (Singer)	25	25	17 (V)
Front Yard (Sherwood)	25		17 (V)
Side Yard	15	6 (V)	10 (V)
Total Side Yard	30	16 (V)	n/a
Rear Yard	20	15 (V)	10 (V)
Bldg. Ht. (ft/st.)	35/3	35/3	35/3
FAR	0.65	0.65	0.65

The applicant requires a number of variances for this proposed development as identified above.

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

1. Street Frontage of 70 feet is required, where 66.3 feet is proposed for lot 2.
2. Pursuant to 255-30A, no vehicle shall be parked or stored in any required fire lane.

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

Building Plans and Elevations

Provided.

Circulation and Parking
See comment above related to providing a combination garage and driveway that can accommodate 2 parking spaces.

Stormwater Management
Provided.

cc: Applicant

Rockland County

Ed Day, Rockland County Executive

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

Douglas J. Schuetz
Acting Commissioner

Arlene R. Miller
Deputy Commissioner

December 17, 2019

Spring Valley Planning Board
200 N. Main Street
Spring Valley, NY 10977

Tax Data: 57.62-1-45

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 N
Map Date: 7/13/2017 **Date Review Received:** 11/14/2019

Item: ***2 SINGER AVENUE (SV-989)***

Two lot subdivision of 0.32 acres in the R-2 zoning district. A two-family dwelling will be constructed on each lot. Variances for lot area, lot width, front yard, and rear yard will be required for both lots. Variances for side yard and total side yard will also be required for Lot 1.
Southeast corner of Singer Avenue and Sherwood Avenue

Reason for Referral:

Town of Ramapo

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

***Disapprove**

1 The existing parcel has a net lot area of slightly more than the 10,000 square feet necessary for a single two-family dwelling in the R-2 zoning district. Neither of the proposed lots meet the minimum lot area standard of 8,500 square feet required for single-family residences, and provide less than three-quarters of the lot area and lot width required for two-family dwellings. The proposed subdivision will require substantial bulk variances, as will the subsequent construction of oversized residential buildings on undersized parcels. The surrounding neighborhood is characterized by similarly-sized parcels. Granting these bulk variances will set a precedent that may result in nearby property owners seeking the same relief. The substantial increase of residential density in this neighborhood will negatively impact its community character and infrastructure capacity. Additional residents will generate more traffic on the local streets, leading to congestion and traffic conflicts. While two-family residences are permitted as of right in the R-2 zoning district, they are subject to stricter bulk requirements. This proposed subdivision is particularly deficient in meeting these more stringent standards. The subdivision must be denied. The property must be developed in a manner that is consistent with the Village's zoning regulations, which includes the construction of a single two-family dwelling.

2 SINGER AVENUE (SV-989)

2 Permitting development that does not comply with the applicable bulk standards can set an undesirable land use precedent and result in the overutilization of individual sites. The lot area for Lot 1 is deficient by 31% and 30% for Lot 2. The lot width is only 74% of the required standard for Lot 1. For Lot 2, the lot width along Singer Avenue is only 63% of the required standard and the lot width along Sherwood Avenue is 91% compliant. The front yard along both streets for Lot 2 is 32% deficient in meeting the bulk requirement and the rear yard is 50% deficient. The side yard and total side yard for Lot 1 are both only 67% of the required standard. The ability of the existing infrastructure to accommodate increased residential density on undersized parcels is a countywide concern and must be evaluated. This evaluation must consider whether local roads will become more congested and the sewer system, stormwater management systems and the public water supply will be overburdened. The Village must consider the cumulative and regional impacts of permitting such development. Given the extent and number of variances required, the two-lot subdivision must not be permitted.

3 The bulk table states that the side yard for lot 2 is 15 feet. However, the measurement shown on the site plan indicates a side yard of 10 feet. It must be clarified as to which value is correct, and updated accordingly. If the side yard is 10 feet, an additional variance will be required for this Lot.

4 As required by the Rockland County Stream Control Act, the subdivision plan must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.

5 The Town of Ramapo is the reason this proposal was referred to this department for review. The municipal boundary is approximately 49 feet west of the parcel. New York State General Municipal Law states that the purposes of Sections 239-l, 239-m and 239-n shall be to bring pertinent inter-community and countywide planning, zoning, site plan and subdivision considerations to the attention of neighboring municipalities and agencies having jurisdiction. Such review may include inter-community and county-wide considerations in respect to the compatibility of various land uses with one another; traffic generating characteristics of various land uses in relation to the effect of such traffic on other land uses and to the adequacy of existing and proposed thoroughfare facilities; and the protection of community character as regards predominant land uses, population density, and the relation between residential and nonresidential areas. In addition, Section 239-nn was enacted to encourage the coordination of land use development and regulation among adjacent municipalities, and as a result development occurs in a manner that is supportive of the goals and objectives of the general area.

The Town of Ramapo must be given the opportunity to review the proposal and its impact on community character, traffic, water quantity and quality, drainage, stormwater runoff and sanitary sewer service. The areas of countywide concern noted above that directly impact the Town of Ramapo must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

6 A review must be completed by the County of Rockland Department of Health, any comment or concerns addressed, and any required permits obtained.

7 A review must be completed by the County of Rockland Sewer District No. 1, any comments or concerns addressed, and all required permits obtained.

8 It will be difficult for a vehicle parked in space #2 or #4 on Lot 1, and all spaces on Lot 2, to maneuver out of the space without a turnaround area. No sidewalks, or exits have been shown on the site plan, making it difficult to assess the parking area in relation to the pedestrian movement on site, and whether there would be safety issues for the residents. A turnaround area must be provided so that vehicles do not have to back out into the roadway, and the walkways and exits must be illustrated on the site plan so that safety issues can be properly evaluated.

9 The calculation for floor area ratio must be provided on the site plan so its accuracy can be verified.

10 Public sewer mains requiring extensions within a right-of-way or an easement shall be reviewed and approved by the Rockland County Department of Health prior to construction.

2 SINGER AVENUE (SV-989)

11 Water is a scarce resource in Rockland County; thus proper planning and phasing of this project are critical to supplying the current and future residents of the Villages, Towns, and County with an adequate supply of water. A letter from the public water supplier, stamped and signed by a NYS licensed professional engineer, shall be issued to the municipality, certifying that there will be a sufficient water supply during peak demand periods and in a drought situation.

12 If any public water supply improvements are required, engineering plans and specifications for these improvements shall be reviewed by the Rockland County Department of Health prior to construction. In order to complete an application for approval of plans for public water supply improvements, the water supplier must supply an engineer's report pursuant to the "Recommended Standards for Water Works, 2003 Edition," that certifies their ability to serve the proposed project while meeting the criteria contained within the Recommended Standards for Water Works. These standards are adopted in their entirety in 10 NYCRR, Subpart 5-1, the New York State regulations governing public water systems. Further, both the application and supporting engineer's report must be signed and stamped by a NYS licensed professional engineer and shall be accompanied by a completed NYS Department of Health Form 348, which must be signed by the public water supplier.

13 Prior to the start of construction or grading, a soil and erosion control plan shall be developed and in place for the entire site that meets the latest edition of the New York State Guidelines for Urban Erosion and Sediment Control.

14 There shall be no net increase in the peak rate of discharge from the site at all design points.

15 The map notes provided shall include district information. In addition, the site shall be centered on the vicinity map.

16 The NYS Department of State has determined that the Village is not administering or enforcing the State Uniform Fire Prevention and Building Code in accordance with minimum standards set forth in 19 NYCRR part 1203. Given the concerns about the Village's administration and enforcement of the State Uniform Fire Prevention and Building Code raised in the Executive Deputy Secretary of State's letter of July 15, 2016, the proposed residential building must be held to the requisite minimum standards and comply with all requirements of this code.

17 We request the opportunity to review any variances that may be needed to implement the proposed subdivision, as required by New York State General Municipal Law, Section 239-m (3)(a)(v).

18 Pursuant to General Municipal Law (GML) Section 239-m and 239-n, if any of the conditions of this GML review are overridden by the board, then the local land use board must file a report with the County Commissioner of Planning of the final action taken. If the final action is contrary to the recommendation of the Commissioner, the local land use board must state the reasons for such action.

19 In addition, pursuant to Executive Order 01-2017 signed by County Executive Day on May 22, 2017, County departments are prohibited from issuing a County permit, license, or approval until the report is filed with the County Commissioner of Planning. The applicant must provide to any County agency which has jurisdiction of the project: 1) a copy of the Commissioner report approving the proposed action; or 2) a copy of the Commissioner of Planning recommendations to modify or disapprove the proposed action, and a certified copy of the land use board statement overriding the recommendations to modify or disapprove, and the stated reasons for the land use board's override.

Douglas J. Schuetz
Acting Commissioner of Planning

cc: Mayor Alan Simon, Spring Valley
Rockland County Department of Health

2 SINGER AVENUE (SV-989)

Rockland County Drainage Agency
Rockland County Sewer District #1

Anthony R. Celentano P.L.S.
Town of Ramapo

Rockland County Planning Board Members

**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

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

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

Proponents of projects are advised to apply for variances, special permits or exceptions, hardship approval or other relief.

Pursuant to New York State General Municipal Law §239-m(6), the referring body shall file a report of final action it has taken with the Rockland County Department of Planning within thirty (30) days after final action. A referring body which acts contrary to a recommendation of modification or disapproval of a proposed action shall set forth the reasons for the contrary action in such report.

BULK REQUIREMENTS ZONE: R-2 TWO FAMILY DWELLING

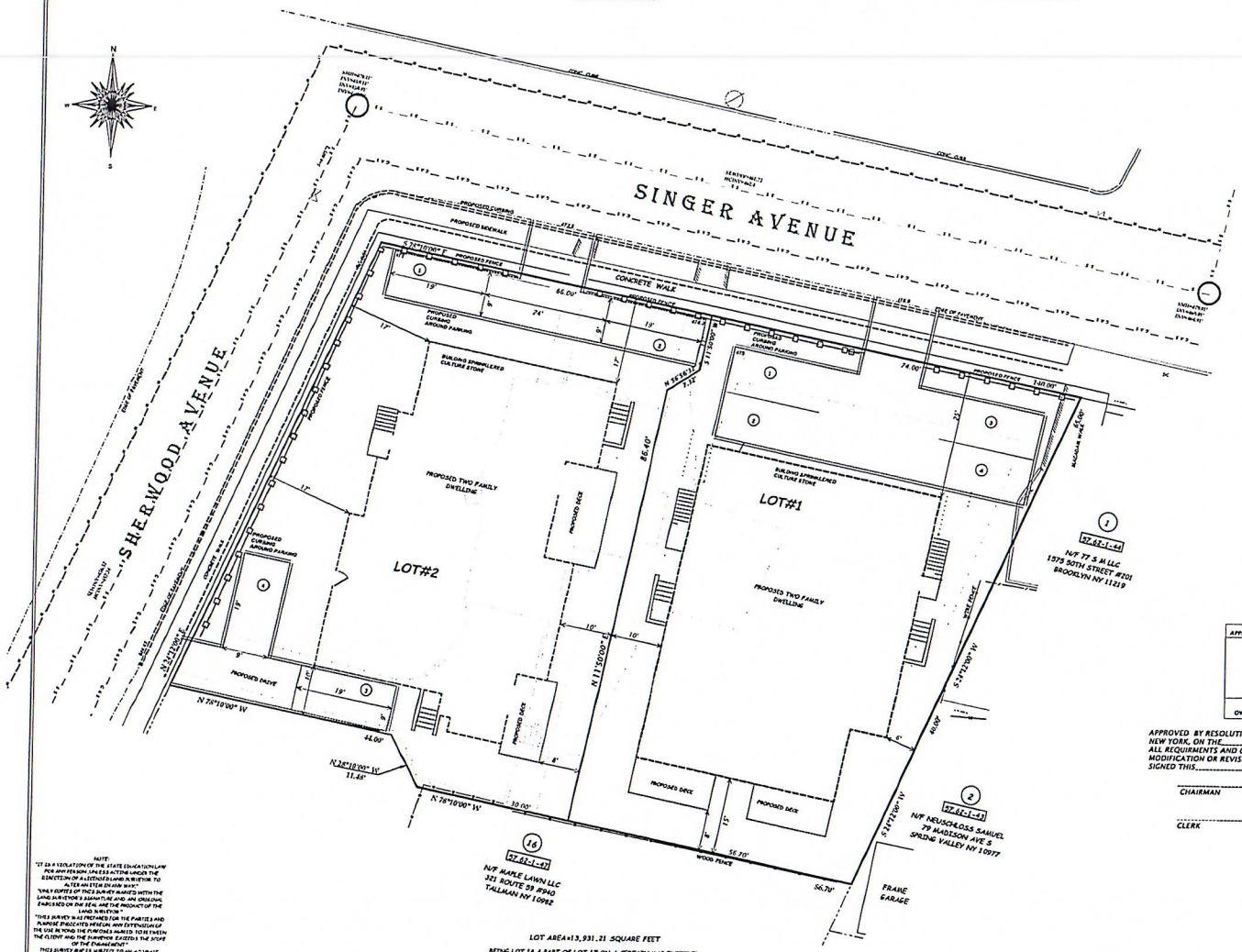
USE GROUP C	MINIMUM LOT AREA (SQUARE FEET)	LOT WIDTH SINGER (FEET)	LOT WIDTH SHERWOOD (FEET)	FRONT YARD SINGER (FEET)	FRONT YARD SHERWOOD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	TOTAL SIDE YARD (FEET)	MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT	FLOOR AREA RATIO (FAR)	PARKING	STREET FRONTAGE	SIDE YARD PARKING VARIANCE REQUIRED 229-41 A
REQUIRED	10,000 SF	105*	100'	25'	25'	15'	30'	30'	35'	3 STORIES	0.65	4	70'	
LOT #2	7033 SF*	66.3**	96**	17**	17**	10**	10**	N/A	+15'	3 STORIES	0.65	4	74'	X-
														6**

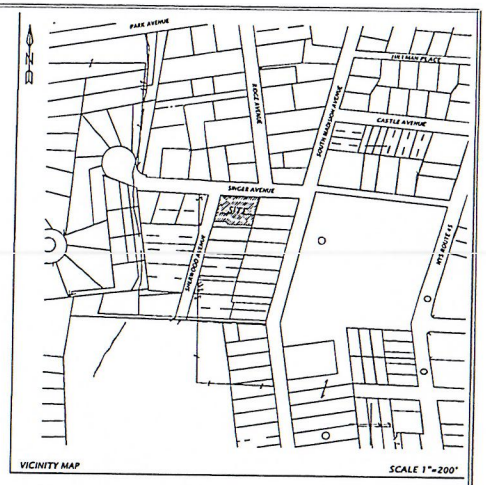
*VARIANCE GRANTED 7/18/2020

BULK REQUIREMENTS ZONE: R-2 TWO FAMILY DWELLING

USE GROUP C	MINIMUM LOT AREA (SQUARE FEET)	LOT WIDTH (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	TOTAL SIDE YARD (FEET)	MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT	FLOOR AREA RATIO (FAR)	PARKING	STREET FRONTAGE	SIDE YARD PARKING VARIANCE REQUIRED 229-41 A
REQUIRED	10,000 SF	100'	25'	15'	30'	30'	35'	3 STORIES	0.65	4	70'	5'
LOT#1	6897 SF*	71.7**	25'	6**	15**	16**	+15'	3 STORIES	0.65	4	74'	8**

*VARIANCE GRANTED 7/18/2020





NOTES:
1. TAX MAP NUMBER- MAP 57.62-1-45
2. APPLICANT:
   2 SINGER AVENUE
   SPRING VALLEY,NY
3. OWNER: SAME AS APPLICANT
4. TOTAL AREA= 13931.21 SQUARE FEET = 0.32 ACRES
5. TOTAL NUMBER OF LOTS 2
6. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION 239N OF THE GENERAL MUNICIPAL LAW WHEN APPLICABLE.
7. INFORMATION REGARDING PLAT REVIEW, APPROVAL, AND DETAILS IS AVAILABLE IN THE SPRING VALLEY PLANNING BOARD FILES.
8. PROPERTY IS NOT LOCATED IN FLOOD PLAIN OVERLAY DISTRICT

9. ZONE R-2
10. POLICE DEPARTMENT: SPRING VALLEY
11. SCHOOL DISTRICT: EAST RAMAPO
12. FIRE DEPARTMENT: SPRING VALLEY
13. ELECTRIC AND GAS: ORANGE AND ROCKLAND
14. WATER DISTRICT:SUEZ
15. SEWER DISTRICT: RCSD#1

APPROVED FOR FILING	APPROVED FOR FILING
OWNER DATE	ROCKLAND COUNTY DRAINAGE AGENCY

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF SPRING VALLEY, NEW YORK, ON THE_____ DAY OF_____2020, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL. SIGNED THIS_____DAY OF_____, 2020_____

_____
CHAIRMAN

_____
CLERK

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

LOT AREA=13,931.21 SQUARE FEET
BEING LOT 16 & PART OF LOT 17 ON A CERTAIN MAP ENTITLED "SHERWOOD AND SINGER'S"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #1411 BOOK #41 PAGE #1020 ON 03/29/2005.

#	DATE	DESCRIPTION
5	8/8/20	REVISION
4	2/6/2020	REVISION
3	2/3/2020	REVISION
2	1/27/2020	REVISION
1	12/21/2019	REVISION

TAX MAP DESIGNATION: 57.62-1-45

LAYOUT PLAN FOR

2 SINGER AVENUE

TOWN OF RAMAPO, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK
JULY 13, 2017 SCALE: 1"= 10'
10 0 10 20

ANTHONY R. CELENTANO P.E.
31 ROSMAN ROAD
THIELLS,N.Y. 10984
845 429 5290 FAX 429 5974
LIC#76244

SHEET 1 OF 6 6662

Kauker & Kauker LLC
TOWN PLANNING AND DEVELOPMENT CONSULTANTS

MEMORANDUM

TO: Village of Spring Valley Planning Board

FROM: Michael D. Kauker, PP, AICP
Principal

DATE: August 24, 2020

SUBJECT: **33 South Main Street**
Review # 1

The following materials were received and reviewed by this office:

1. Site Development Plan consisting of 3 sheets prepared by Anthony R. Celentano, P.E. dated May 20, 2019 as revised 1/19/20.
2. Architectural Plans consisting of 9 sheets prepared by Jenny R. Zuniga-Casal dated 6/14/19.
3. Application Form not dated.
4. SEQRA Short Environmental Assessment Form Part 1 dated 1/20/20.

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

Introduction

An application has been submitted to the Village of Spring Valley Planning Board preliminary and final for development site plan to construct a three-story, 9,637 square foot mixed-use retail and residential building with an associated parking lot. The subject property is located on the west side of South Main Street just to the north of Route 59. The site has an area of 13,181 square feet and is located within the GB – General Business District. The GB District permits mixed-use developments by a special permit from the Village Board. The applicant would require a special permit from the Village Board, site development plan approval from the Planning 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.

General Comments

1. I have a concern with the parking area located in front of the building and would recommend that the site be redesigned to eliminate or move the parking area to another location on the site. This would eliminate multiple curb cuts to the site which is problematic from a vehicular safety and circulation standpoint and be more aesthetically pleasing not having a mass of pavement in front of the building.

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

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

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

Pursuant to SEQRA Regulations, the Planning Board of the Village of Spring Valley ("Planning Board") finds (i) that the proposed action is subject to SEQRA; (ii) the action does not Involve a Federal agency; (iii) the action may Involve one or more other agencies, including the of Spring Valley Planning Board ("PB") the Village of Spring Valley Board of Trustees, the Village of Spring Valley Zoning Board of Appeals ("ZBA"), and possibly the Rockland County Drainage Authority, ("Involved agencies"), and (iv) this action is classified as an Unlisted action.

We recommend that the Planning Board issue its Notice of Intention to be the SEQRA Lead Agency for this action, and to distribute said Notice of Intention to all Involved agencies.

Property Description
The subject property is an interior lot located on the west side of South Main Street bordered by retail uses to the north and south along Main Street. The subject property is in the GB – General Business District and has a lot area of 13,181 square feet. The property is currently improved with a two-story residential building. The property is at a higher elevation than properties to the north and south and the slope of the property slopes upward from Main Street to the rear of the site.

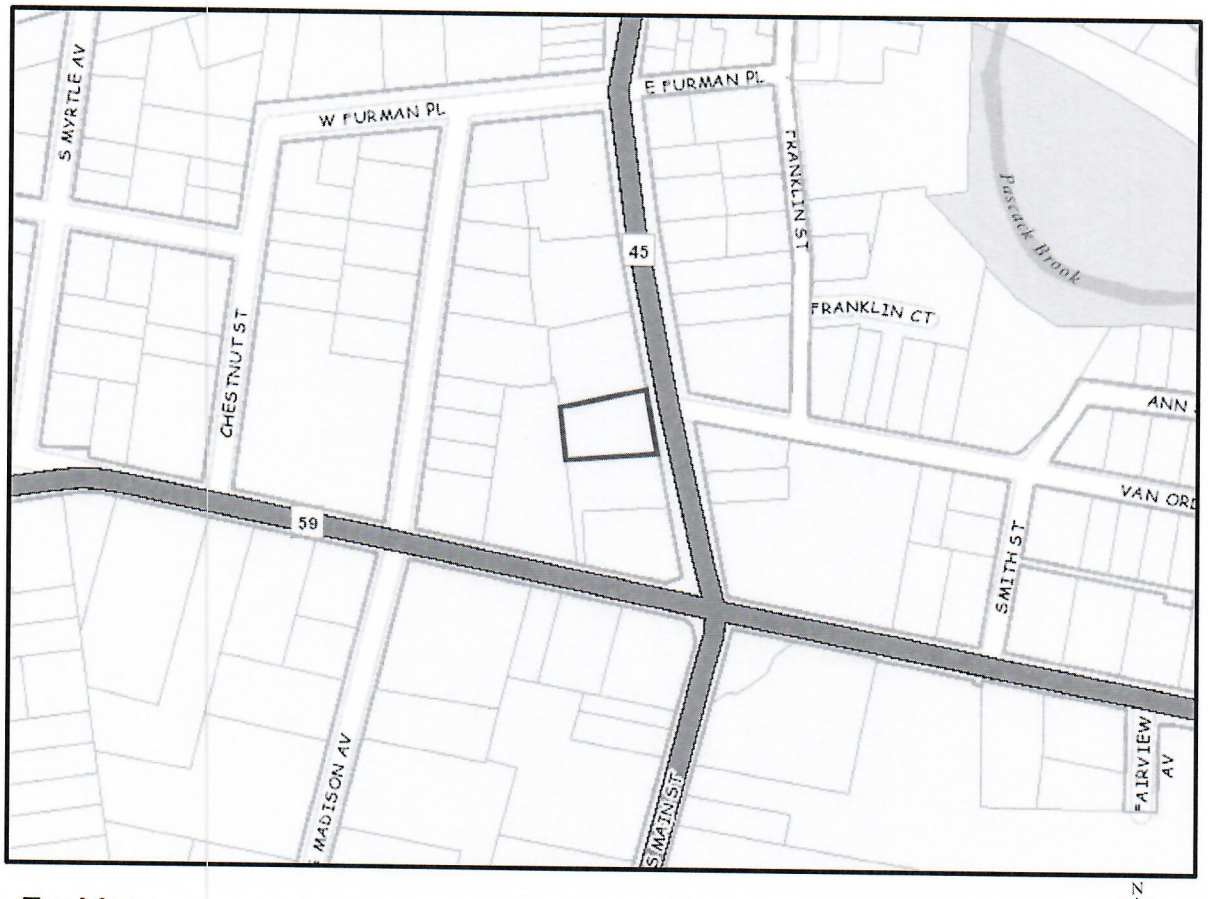
The subject property is surrounded by residential uses.

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, 9,637 square foot mixed-use retail and residential building consisting of 3,217 square feet of retail space and 8 residential apartment units with an associated parking lot. More specifically, the ground floor would contain 3,217 square feet of retail space, the second floor would contain 4 residential apartment units (2 two-bedroom units and 2 one-bedroom units), and the third floor would 4 residential apartment units (4 two-bedroom units). As proposed access is provided from two separate curb cut along South Main Street. There is a total of 12 parking spaces, 4 parking spaces in the front yard and 8 parking spaces behind the building in the rear yard. I would recommend that the site be reconfigured to eliminate parking in the front of the building and the second curb cut. All

dimensions for the parking spaces and the drive aisles should be provided on the site plan. Provisions for garbage and snow removal are not shown on the plan.

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 from 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 Multi-Family**	**Required Retail**	**Proposed**
Lot Area	20,000	0	13,181 **(V)**
Lot Width	150	25	96.65 **(V)**
Front Yard	30	15	30
Side Yard	20	10	10 **(V)**
Total Side Yard	40	20	30 **(V)**
Rear Yard	50	20	55.2
Bldg. Ht. (ft/st.)	40/3	35/3	35/3
FAR	0.6	0.5	0.73 (V)
Density	18 units/acre		26.43 **(V)**

The table above includes retail for comparison purposes.

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

1. Parking spaces – 25 are required, where 12 are proposed.

Building Plans and Elevations

Provided and will be reviewed at a later date.

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

DEMOLITION EXISTING STRUCTURE AND PROPOSED NEW CONSTRUCTION

RETAIL & RESIDENTIAL BUILDING

33 S. Main St.

Spring Valley, N.Y. 10977

FRONT ELEVATION

SCALE: 1/4"=1'-0"

LIST OF DRAWINGS:

A-1	GENERAL NOTES AND CODE APLICATION.
A-1a	AREAS AND TYPE WALLS
A-1b	KITCHEN TYPES & BATHROOMS TYPES; ACCESSIBLE ANALISYS.
A-2	BASEMENT-RETAIL
A-3	FIRST FLOOR-FOUR APARTMENTS
A-4	SECOND FLOOR-FOUR APARTMENTS
A-5	ELEVATIONS
A-6	CROSS SECTION

ISSUED
04-14-19 SET OF PLANS SUBMITTED TO THE OWNER
06-14-19 SET OF PLANS SUBMITTED TO THE OWNER

Jenny R. Zuniga-Casal
ARCHITECT

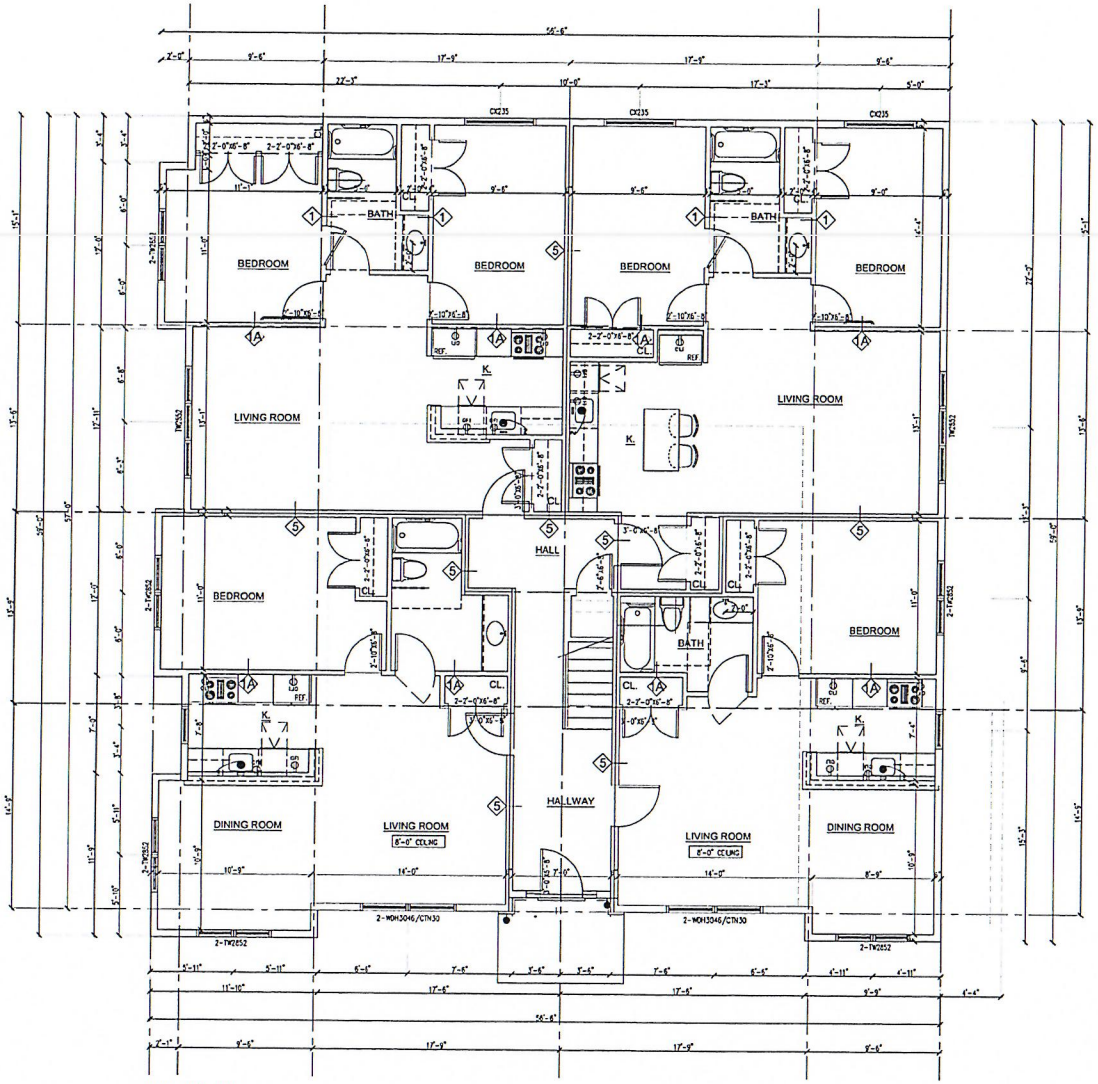
Jenny R. Zuniga-Casal Architecture LLC

77 Sierra Vista Lane, Valley Cottage; NY. 10989
Tel: 845.598.1613 Fax: 845.512.8290
Email: jzuniga000@msn..com

REGISTERED ARCHITECT
JENNY R. ZUNIGA-CASAL
029774
STATE OF NEW YORK

PROPOSED NEW STRUCTURE
RETAIL & RESIDENCIAL
33 S. Main Street
Spring Vally; NY 10977

DRAWING NO.:
C



FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

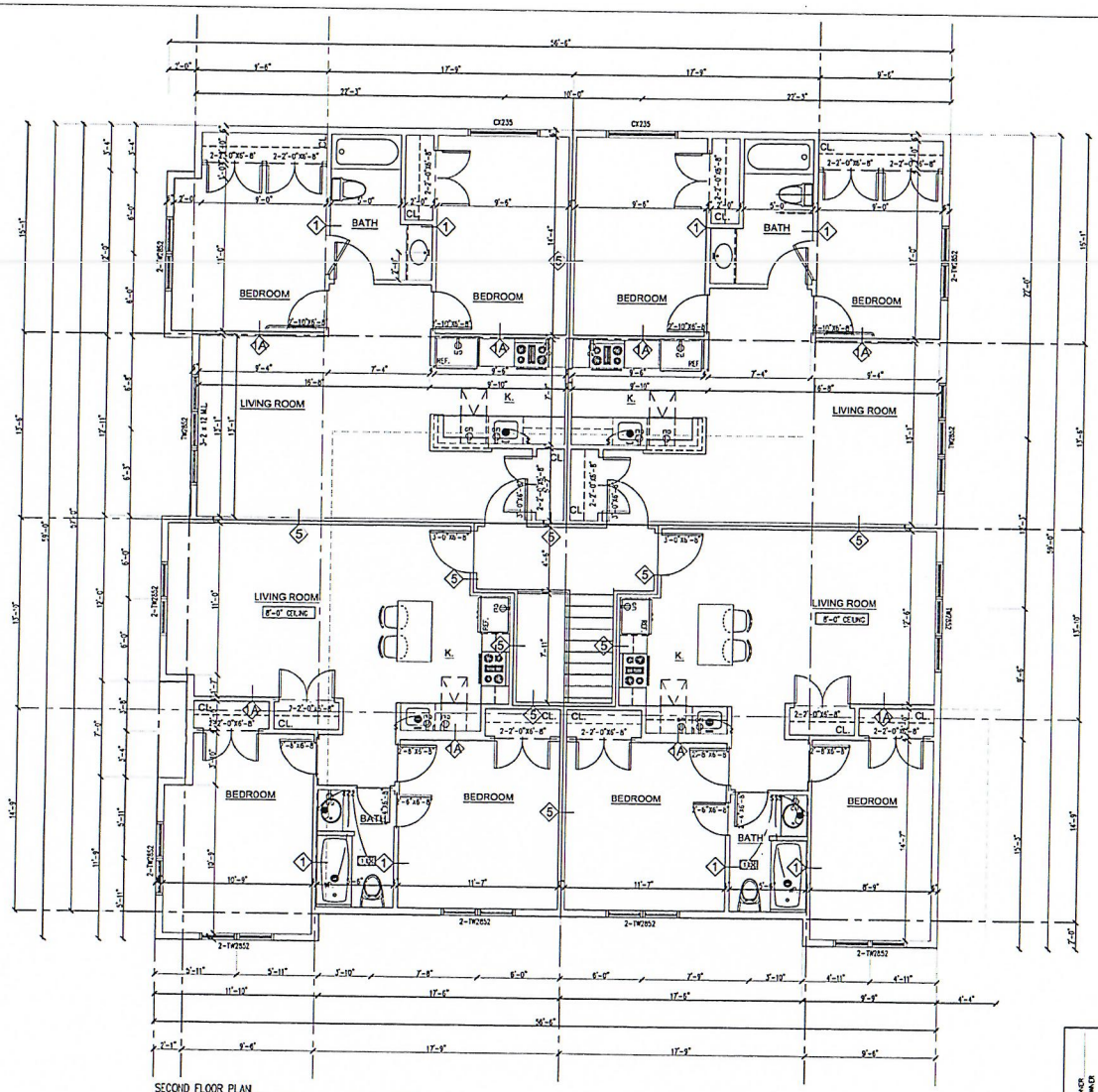
ISSUED
06-5-19 SET OF PLANS SUBMITTED TO THE OWNER
06-14-19 SET OF PLANS SUBMITTED TO THE OWNER

Jenny R. Zuniga-Casal
ARCHITECT
Jenny R. Zuniga-Casal Architecture LLC
77 Sierra Vista Lane, Valley Cottage; NY. 10989
Tel: 845.598.1613 Fax: 845.512.8290
Email: jrzuniga000@msn.com

REGISTERED ARCHITECT
JENNY R. ZUNIGA-CASAL
029174
STATE OF NEW YORK

PROPOSED NEW STRUCTURE
RETAIL & RESIDENCIAL
33 S. Main Street
Spring Vally; NY 10977

DRAWING NO.:
A-3



SECOND FLOOR PLAN

ISSUED
06-5-19 SET OF PLANS SUBMITTED TO THE OWNER
06-14-19 SET OF PLANS SUBMITTED TO THE OWNER

Jenny R. Zuniga-Casal
ARCHITECT

Jenny R. Zuniga-Casal Architecture LLC
77 Sierra Vista Lane, Valley Cottage; NY. 10989
Tel. 845.598.1613 Fax: 845.512.8290
Email: jzuniga000@cmail.com

REGISTERED ARCHITECT
JENNY R. ZUNIGA-CASAL
STATE OF NEW YORK
C29774

PROPOSED NEW STRUCTURE
RETAIL & RESIDENCIAL
33 S. Main Street
Spring Vally; NY 10977

DRAWING NO.:
A-4

PARTITION NOTES

1. FOR ALL FIRE RATED PARTITION ASSEMBLIES: – OBTAIN AND FULLY CONFORM TO DESIGN REQUIREMENTS FOR EACH PARTITION ASSEMBLY IN THE LATEST EDITION OF UNDERWRITERS LABORATORIES, INC. FIRE RESISTANCE DIRECTORY, OR THE GYPSUM ASSOCIATION FIRE RESISTANCE MANUAL.

2. METALLIC OUTLETS OR SWITCH BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES. CAULK AROUND BOX TO PREVENT SOUND LEAKAGE. IF LESS THAN TWO STUD BAYS, USE "SLAM-PACKS" OR "PADDY PACKS" ON BACK OF RECEPTACLES.

3. REFER TO FINISH SCHEDULE, INTERIOR ELEVATIONS, AND ARCHITECTURAL WOODWORK DETAILS FOR WALL FINISHES AND WALL- HUNG PARTITION BLOCKING INFORMATION.

4. USE TYPE X GYPSUM WALLBOARD (TYP) EXCEPT WHERE TYPE C IS SPECIFIED @ RATED PARTITIONS.

5. STUD SIZES OR FIRE RETARDANT FIRE WOOD ARE MINIMUMS BASED ON TESTED ASSEMBLIES. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL STUD SIZES. REFER TO STRUCTURAL PLANS FOR STUD SPACING AT BEARING WALLS.

6. ACOUSTIC PARTITIONS ARE IDENTIFIED AS SUCH AND THEREFORE ALL MECHANICAL AND ELECTRICAL PENETRATIONS REQUIRE ACOUSTIC PROVISIONS AS SHOWN ON THE MECHANICAL/ELECTRICAL DOCUMENTS.

7. ALL PENETRATIONS OF PARTITIONS, WALLS, SOFFIT, ETC. ARE TO BE APPROPRIATELY SEALED, GROUTED OR DAMPERED AS REQUIRED TO MAINTAIN DESIGNATED FIRE RATING. PROVIDE UL APPROVED FIRE-STOPPING FOR ALL RATED CONSTRUCTION.

8. PARTITION SCHEDULE IS A REFERENCE FOR MATERIALS AND BASIC CONSTRUCTION. WALL SECTIONS AND OTHER DETAILS TAKE PRECEDENCE FOR SPECIFIC CONSTRUCTION.

9. PROVIDE SOUND ATTENUATION INSULATION FOR FULL WALL HEIGHT AROUND ALL PLUMBING WASTE LINES. WALLS BETWEEN RETAIL SPACES, AND CAULK PERIMETER BOTH SIDES CORRIDORS.

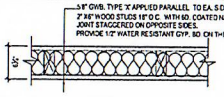
10. PROVIDE WATER RESISTANT GWB "GREEN BOARD" AT ALL BATHS, JANITOR CLOSETS AND ROOMS PRONE TO WATER DAMAGE.

11. FIRESTOP STUDS WHERE REQUIRED FOR SPECIFY FIRE RESISTANT ASSEMBLIES.

1 INTERIOR PARTITION
UL DESIGN U314

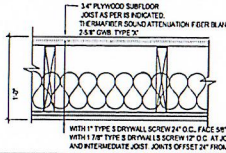
DETAIL NO	STUD / C.M.U. SIZE	STUD SPCG	FIRE RATING	INSU. THK. STC RATING	WALL THK.
1	2 x 4	16" O.C.	N/A	N/A	4 3/4"

1A INTERIOR PARTITION
UL DESIGN U314



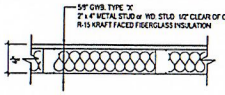
DETAIL NO	STUD / C.M.U. SIZE	STUD SPCG	FIRE RATING	INSU. THK. STC RATING	WALL THK.
1A	2 x 6	16" O.C.	N/A	SOUND ATTENU. 45-49	6 3/4"

2 RETAIL/RESIDENTIAL
1 HOUR RATED -FC 5406



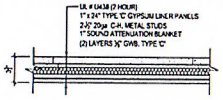
DETAIL NO	JOIST SIZE	STUD SPCG	FIRE RATING	INSU. THK. STC RATING	CLG THK.
2	2 x 10	24" O.C.	N/A	SOUND ATTENU. 35-39	17"

3 FURRED WALL



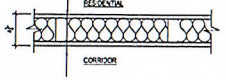
DETAIL NO	STUD / C.M.U. SIZE	STUD SPCG	FIRE RATING	INSU. THK. STC RATING	WALL THK.
3	2 x 4	16" O.C.	N/A	N/A	4 1/8"

4 SHAFT ENCLOSURE
2 HOUR RATED - UL DES. U438



DETAIL NO	STUD / C.M.U. SIZE	STUD SPCG	FIRE RATING	INSU. THK. STC RATING	WALL THK.
3	C-H MTL. STUD	24" O.C.	2HR	BLANKET INSUL N/A	3 3/4"

5 CORRIDOR ENCLOSURE
1 HOUR RATED - UL DES. U311

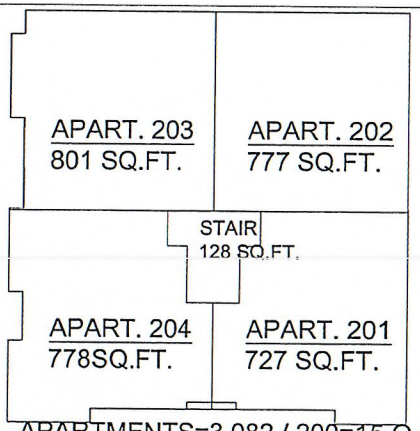


DETAIL NO	STUD / C.M.U. SIZE	STUD SPCG	FIRE RATING	INSU. THK. STC RATING	WALL THK.
4	2 x 6	16" O.C.	1HR	SOUND ATTENU. 40-44	4 3/4"

RETAIL=3,217 / 100=32 O.L.

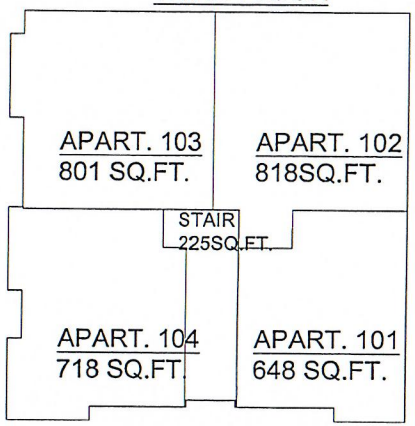
FIRST FLOOR

TOTAL AREA=9,637SQ.FT.
TOTAL O.L. RESIDENCIAL=15+15=30 O.L.
8 APARTMENTS x1.5= 12 PARKING SPACES



APARTMENTS=3,082 / 200=15 O.L.
RESIDENTIAL=3,210 SQ.FT.

THIRD FLOOR



APARTMENTS=2,985 / 200=15 O.L.
RESIDENTIAL=3,210 SQ.FT.

SECOND FLOOR

ISSUED
06-5-19 SET OF PLANS SUBMITTED TO THE OWNER
06-14-19 SET OF PLANS SUBMITTED TO THE OWNER

Jenny R. Zuniga-Casal
ARCHITECT
Jenny R. Zuniga-Casal Architecture LLC
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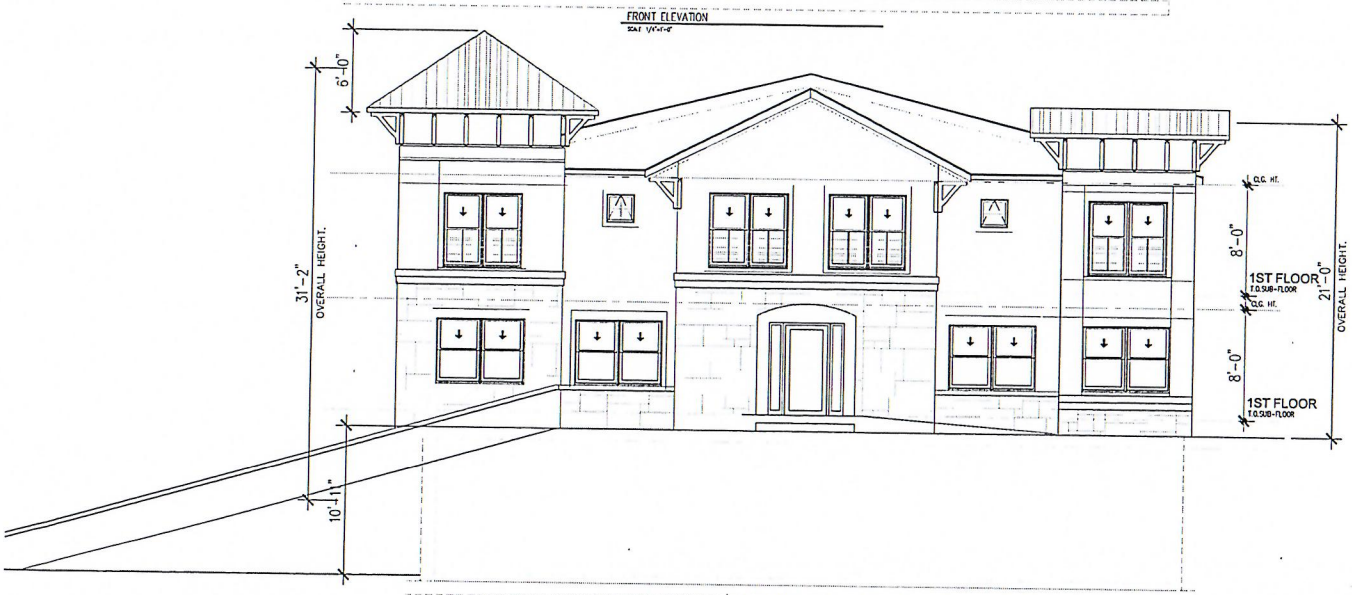
REGISTERED ARCHITECT JENNY R. ZUNIGA-CASAL 026771 STATE OF NEW YORK

PROPOSED NEW STRUCTURE
RETAIL & RESIDENCIAL
33 S. Main Street
Spring Vally; NY 10977

DRAWING NO.:
A-1a

FRONT ELEVATION
SCALE 1/4"=1'-0"



RIGHT SIDE ELEVATION
SCALE 1/4"=1'-0"

ISSUED
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ARCHITECT

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JENNY R. ZUNIGA-CASAL
029775
STATE OF NEW YORK

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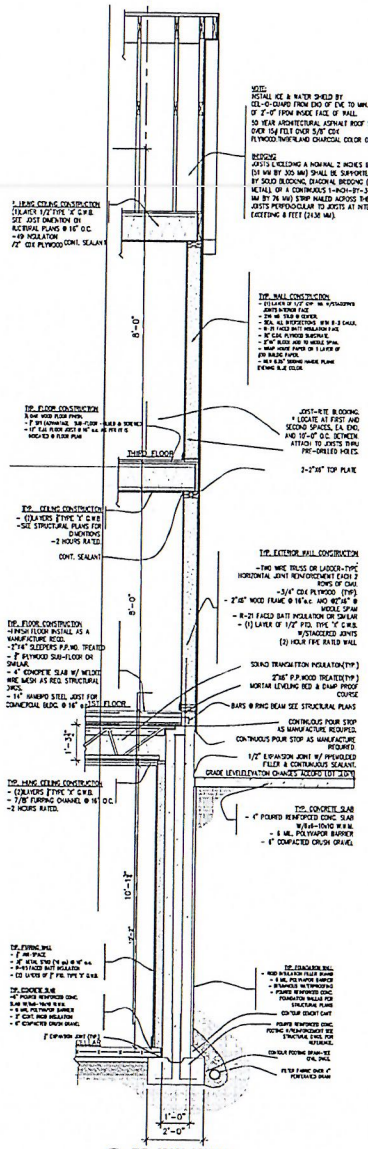
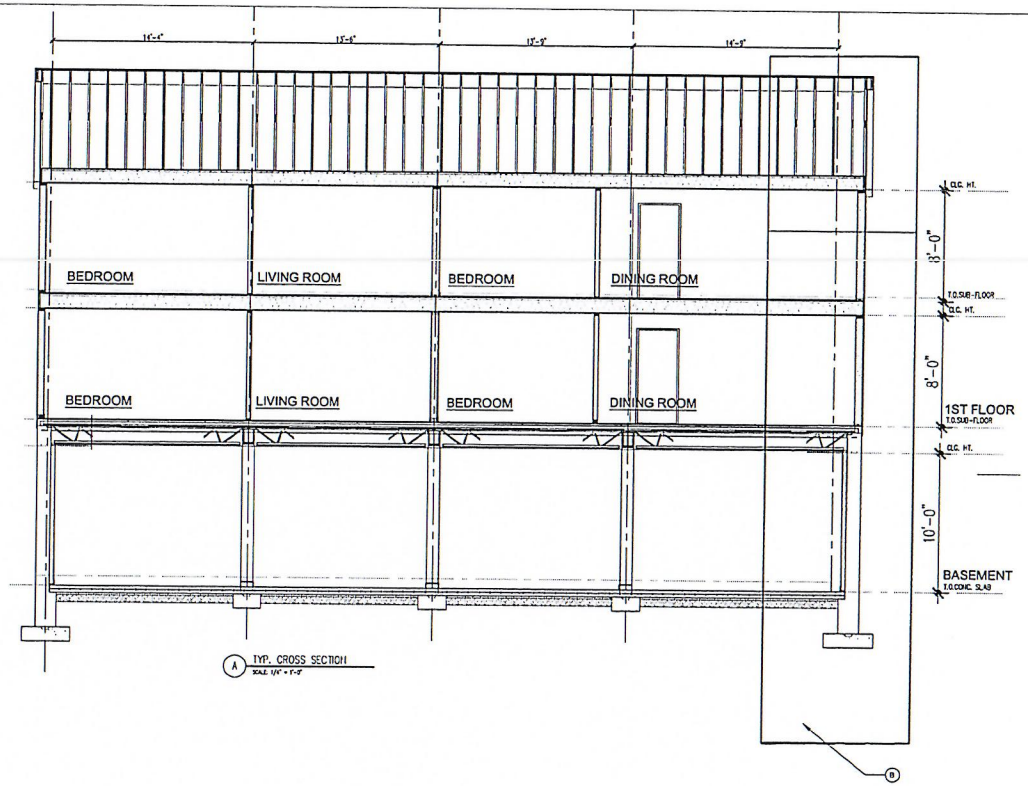
DRAWING NO.:
A-5



B TYP. CROSS SECTION
SCALE: 1/2" = 1'-0"



A TYP. CROSS SECTION
SCALE: 1/4" = 1'-0"

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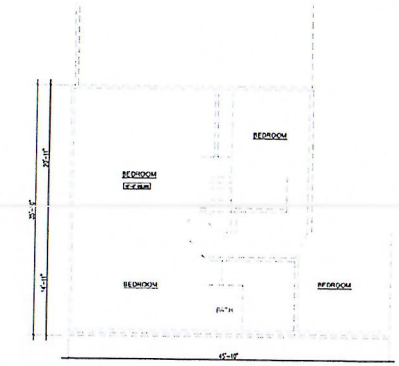
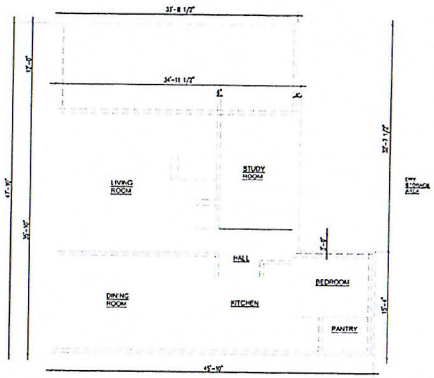
REGISTERED ARCHITECT
JENNY R. ZUNIGA-CASAL
020174
STATE OF NEW YORK

PROPOSED NEW STRUCTURE
RETAIL & RESIDENCIAL
33 S. Main Street
Spring Vally; NY 10977

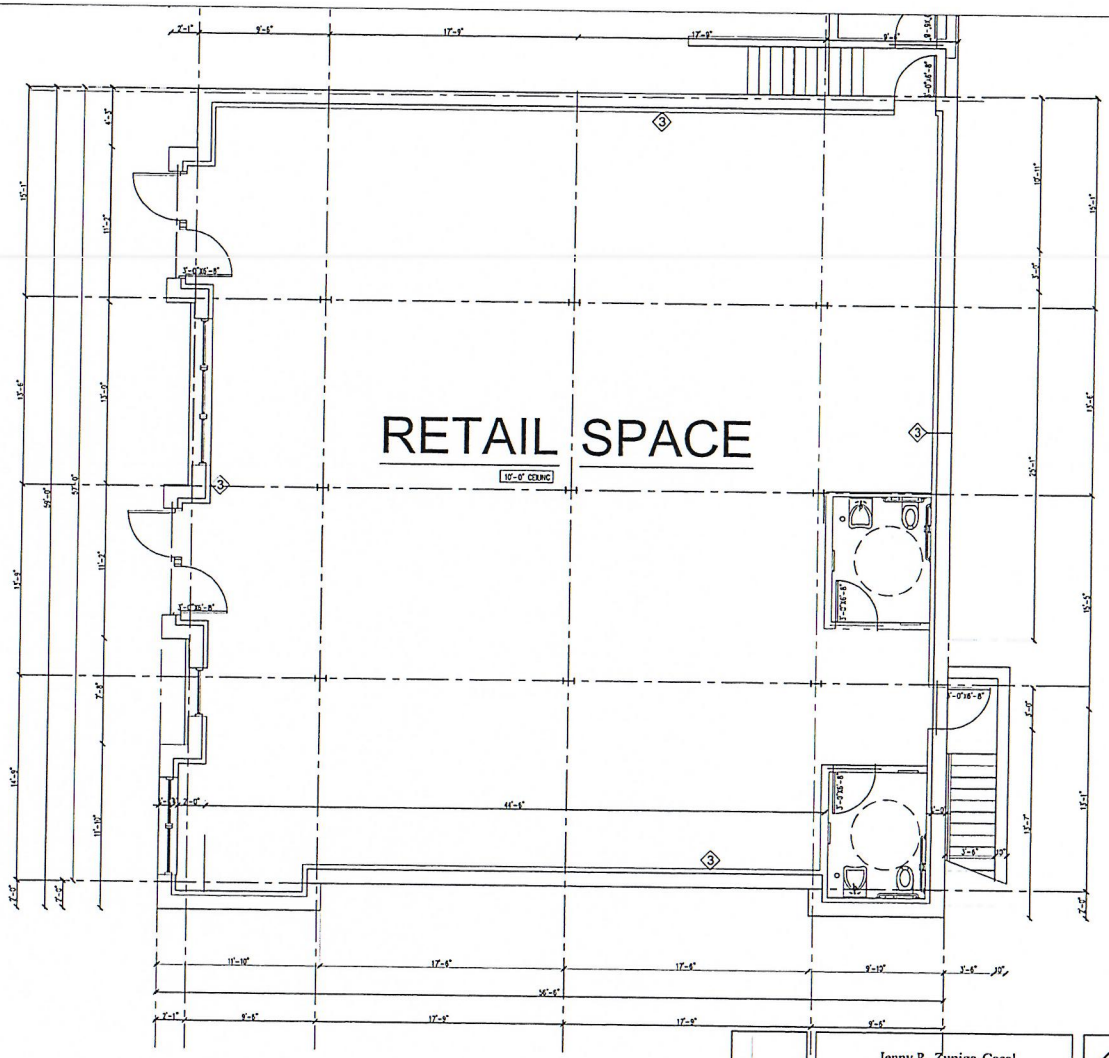
DRAWING NO.:
A-6



EXISTING BUILDING TO BE DEMOLISH



EXISTING BUILDING TO BE DEMOLISH



BASEMENT PLAN
SCALE: 1/4"=1'-0"

DEMOLITION AND SAFETY NOTES:

1	REMOVE ALL WALLS, PARTITIONS, DOORS AND OTHER MISCELLANEOUS ITEMS AS INDICATED ON DRAWING.
2	SHORING NECESSARY IN CONNECTION WITH REMOVALS MUST BE PROVIDED.
3	ALL WORK SHALL BE CONFINED TO THE AREA SHOWN ON THE CONTRACT DOCUMENTS AND ANY ADDITIONAL AREAS THAT THE CONTRACTOR'S REPRESENTATIVE MUTUALLY AGREE UPON. CONTRACTOR SHALL LIMIT TO A MINIMUM DUST AND FUMES FROM ENTERING OCCUPIED PORTIONS OF THE BUILDING BY THE USE OF TEMPORARY PARTITIONS AND BARRIERS.
4	CONSTRUCT TEMPORARY PARTITIONS SEGREGATING THE CONSTRUCTION AREA FROM PORTIONS OF THE BUILDING WHICH WILL REMAIN IN OPERATION DURING THE RENOVATION.
5	ALL WORK IS TO BE DONE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL ORDINANCES, RULES AND REGULATIONS, AND AUTHORITIES HAVING JURISDICTION.
6	DO NOT USE EXISTING STRUCTURAL MEMBERS FOR HOISING PURPOSES WITHOUT SPECIFIC APPROVAL BY THE ARCHITECT
7	REMOVE ALL LIGHTING FIXTURES AND ELECTRICAL DEVICES INCLUDING ACCESSORY MOUNTING BOXES. CARE IS TO BE TAKEN IN REMOVAL OF ALL WIRE AND CABLE TO ALLOW FOR THIS MATERIAL TO BE SALVAGED FOR USE AT A FUTURE DATE.
8	NO INTERRUPTIONS TO HEATING WATER, ELECTRICAL SERVICE, ETC. DUE TO CONSTRUCTION OPERATIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE.
9	PROVIDE PROPER PROTECTION FOR NEW AND EXISTING FINISHES, FURNISHINGS AND FIXTURES, ETC. WHEN HOLES ARE MADE IN EXISTING WORK THEY SHOULD BE COVERED AT DAY'S END.
10	ALL BUILDING MATERIALS STORED AT THE CONSTRUCTION AREA AND/ OR ANY AREA OF THE BUILDING ARE TO BE STORED IN LOCKED AREA. ACCESS TO SUCH AREAS IS TO BE CONTROLLED BY THE GENERAL CONTRACTOR.
11	DEBRIS, DIRT, AND DUST SHALL BE KEPT TO A MINIMAL CONFINED TO THE IMMEDIATE CONSTRUCTION AREA, AND SHALL BE CLEANED UP AND CLEARED FROM THE BUILDING PERIODICALLY TO AVOID ANY ACCUMULATION.
12	ALL EXISTING MEANS OF EGRESS SHALL BE MAINTAINED CLEAR AND FREE OF OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, DEBRIS, ETC.

LEGEND

- ELEVATION NUMBER
- DRAWING NUMBER
- DETAIL OR SECTION NUMBER
- DRAWING NUMBER
- CONCRETE
- WALL TO BE REMOVED
- DOOR TO BE REMOVED
- NEW DOOR
- EXISTING WALL TO REMAIN
- NEW WALL
- NEW ROOF

ISSUED
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DRAWING NO.:
A-2