

AGENDA:

Aug 26th 20

127 maple Ave-Continued from August 12th

This project is before the Zoning Board of Appeals (ZBA) for a reapproval of variances granted on January 22nd, 2020. The subject property is located on the south side of Maple Ave, 121 ft east from intersection of Hoffman St and Maple Ave in a PLI zone. The property is designated on the Town of Ramapo Tax Map as Section 57.30 Block 1 Lot 20. The applicant is seeking variances for a proposed Two-Story building with a basement. The variances are as follows: Lot Area: 20,000 sf required, 7,354 sf provided (New); Front Yard: 15 ft required, 5 ft provided (No longer needed); Side Yard: 10 ft required, 5 ft provided (Granted); Rear Yard: 20 ft required, 8.4 ft provided (Granted) 20 ft required, 7 ft provided (New); Total Side Yard: 20 ft required, 11.6 provided (New); Number of spaces: 10 spaces required, 9 spaces provided (Granted); FAR: Max allowed .5, .6 proposed (New); section 255-34-no loading berths provided

Applicant: Jakob Karnoil

Valley Springs Apartments (103 N. Main St)

The subject property is located on west side of Rt 45, 0 ft of Lawler Blvd in a GB zone. The property is designated on the Town of Ramapo Tax Map as section 57.31 block 1 lot 6,7. The applicant is seeking variances for a proposed affordable apartment building. The variances are as follows: Number of dwellings per acre: 18.1 required, 67 proposed; Parking: 100 spaces required, 67 provided

Applicant: Rockland Housing Action Coalition Inc.

Park Ridge Gardens (25,29,31 Ridge Ave)

This property is before the Zoning Board of Appeals for a Reapproval of prior granted variances. The subject property is located on the west side of Ridge Ave, 0 ft north of Park Ave in a R-3 zone. The property is designated on the Town of Ramapo Tax Map as section 57.54 block 1 lot 7,8, and 9. The applicant is seeking variances for a proposed Multi-Family Dwelling with 14 Units. The variances are as follows: Front Yard: 30 ft required, 20 ft provided (Park Ave), 30 ft required, 19 ft provided (Ridge Ave); Rear Yard: 50 ft required, 47 ft provided; FAR: Max allowed 60%, 82% proposed

Applicant: Park Ridge Gardens

2 Marman Place-Reapproval for GML Review

This project is before the Zoning Board of Appeals to address the General Municipal Law Review (GML) that was not reviewed for prior approval. The subject property is located on the north side of Marman Place, approx. 100 ft east of Paiken Dr. in a R-2 zone. The property is designated on the Town of Ramapo Tax Map as section 50.77 block 2 lot 10. The applicant is seeking variances for a proposed Two-Family Dwelling. The variances are as follows: Lot Area: 10,000 sf required, 7,086 sf provided; Lot Width: 100 ft required, 61.43 ft provided; Side yard: 15 ft required, 10 ft provided; Rear Yard: 20 ft required, 14.6 ft provided; 30 ft required, 20 ft provided; Street Frontage: 70 ft required, 61 ft provided

Applicant: Moses Koth

70 Union Rd

The subject property is located on the north side of Union Rd, approx. 35 ft east of Sneden Place in a R-1A zone. The property is designated on the Town of Ramapo Tax Map as section 50.70 block 1 lot 74.3. The applicant is seeking variances for a proposed Two-Family Dwelling. The variances are as follows: Lot Area: 8,500 sf required, 8,292 sf provided; Street Frontage: 70 ft required, 0 ft provided; Side Yard: 15 ft required, 10 ft provided; Rear Yard: 20 ft required, 10 ft provided

Applicant: Wein Enterprises LLC.

22 Sam Law Dr.

The subject property is located on the east side of Sam Law Dr., 0 ft south of Dana Rd in a R-1A zone. The property is designated on the Town of Ramapo Tax Map as section 49.68 block 1 lot 45. The applicant is seeking variances for a proposed Two-Family Dwelling. The variances are as follows: Front Yard: 25 ft required, 15.4 ft provided; Rear Yard: 20 ft required, 12.8 ft provided; Side Yard: 15 ft required, 10 ft provided

Applicant: Gleanstone Equities LLC

Job Name:
Valley Spring Family Apartments
 Spring Valley, NY 10977

Developer Name:

MEP Engineers:

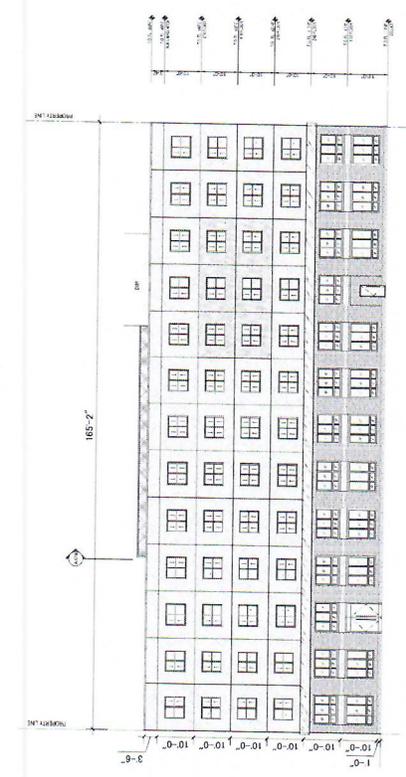
Architects:
WQB Architecture PLLC
 545 W 45TH ST, 4th FLOOR
 NEW YORK, NY 10036
 Tel 212 995 5600

Seal & Signature

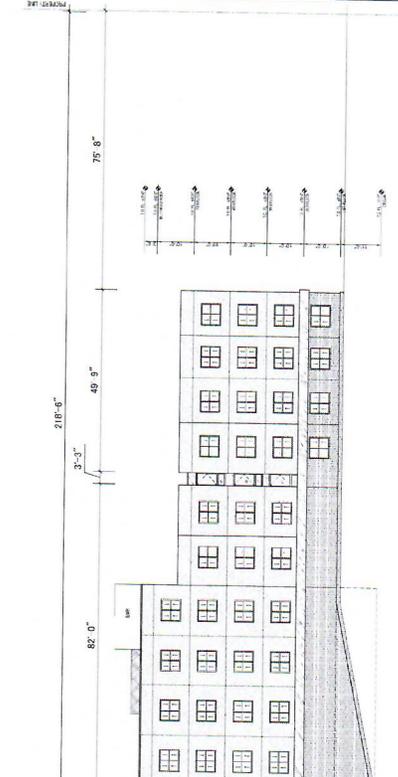
Revisions Date Remarks
 Drawing Title

**APARTMENT
 ELEVATIONS**

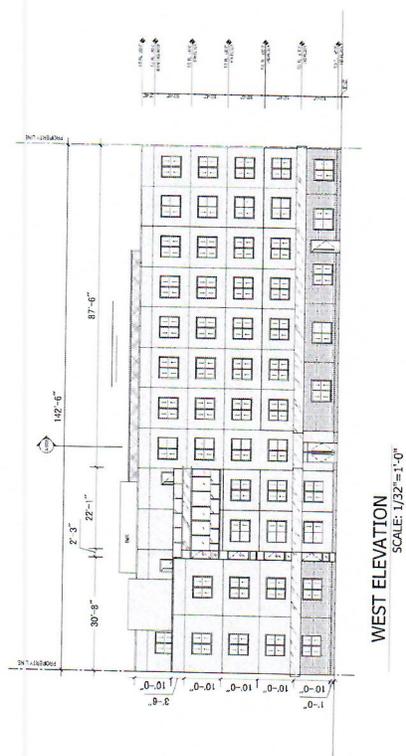
Drawing No.:
A-007.00
 Date: 12/9/2019
 Project No.: 2016.20-01
 Drawn by: WX, KJL, LY
 Checked by: WQB



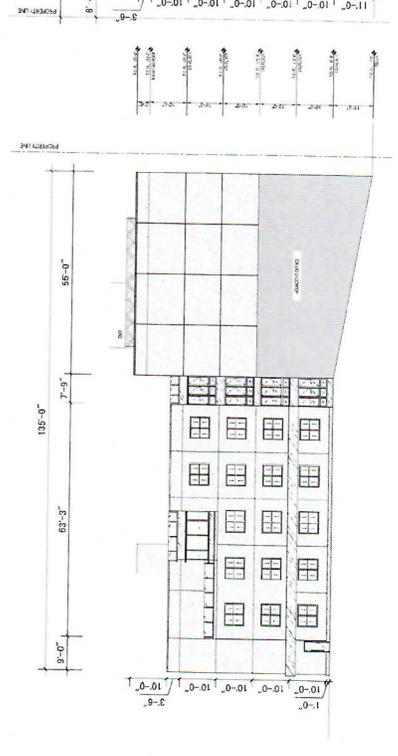
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 SCALE: 1/32"=1'-0"



EAST ELEVATION
 SCALE: 1/32"=1'-0"



SOUTH ELEVATION
 SCALE: 1/32"=1'-0"



NORTH ELEVATION
 SCALE: 1/32"=1'-0"

- ELEVATION LEGEND**
- EIFS STUCCO MODELUT
 - EIFS STUCCO MODEL02
 - BRICK
 - METAL FLASHING

Job Name:
Valley Spring Family Apartments
 Spring Valley, NY 10977

Developer Name:

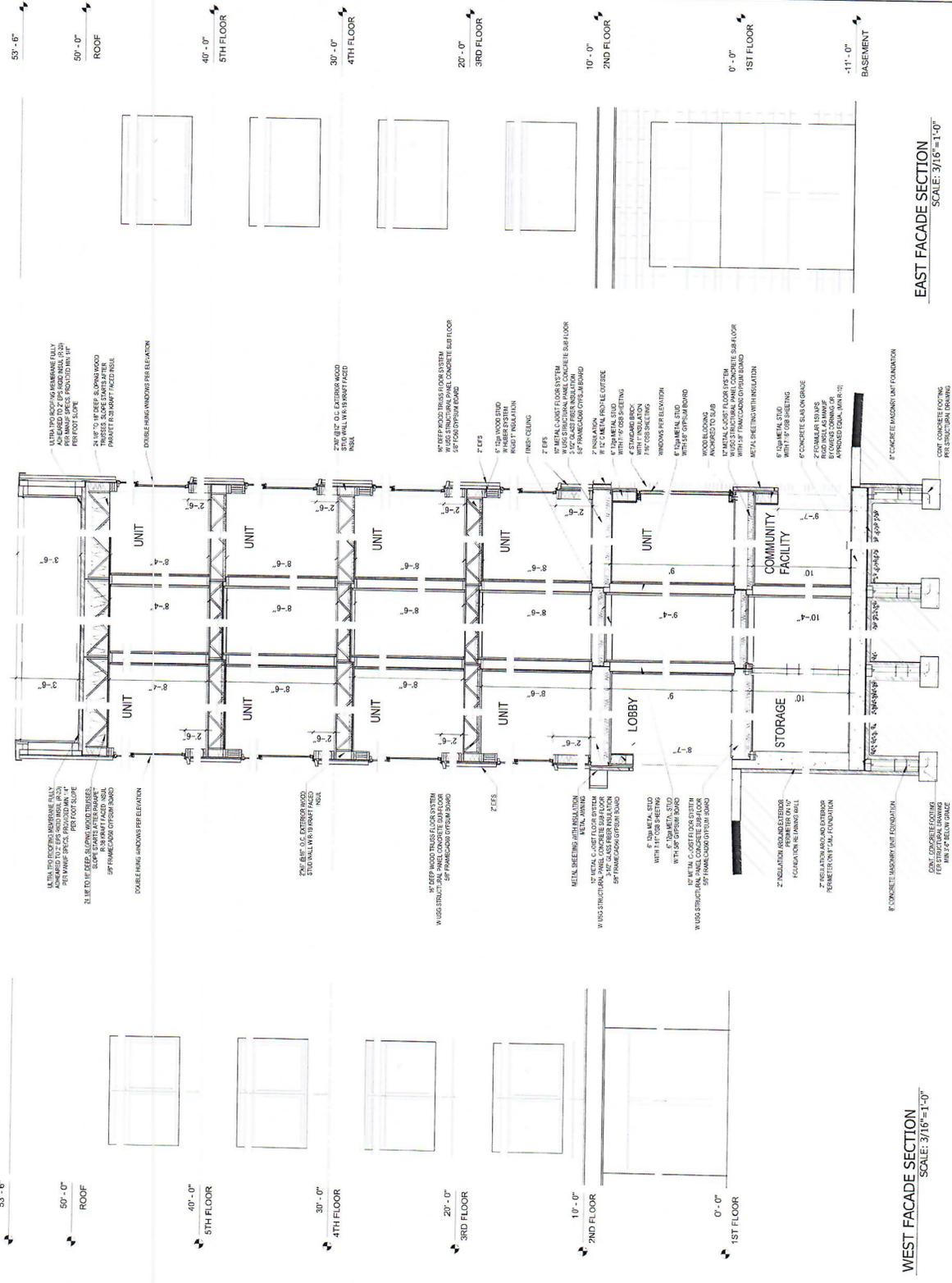
MEP Engineers:
 Architects:
WQB Architecture PLLC
 545 W 45TH ST, 4th FLOOR
 NEW YORK, NY 10036
 Tel 212 995 5600

Seal & Signature

Revisions Date
 Drawing Title

WALL SECTION

Drawing No.:
A-008.00
 Date: 12/9/2019
 Project No.: 2016.20.01
 Drawn by: WX, KJL, LY
 Checked by: WQB

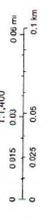
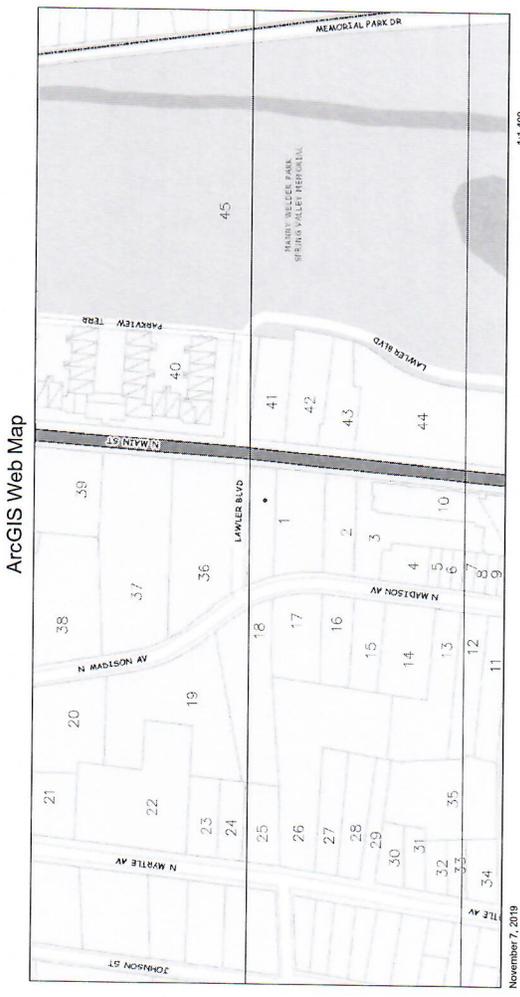


EAST FACADE SECTION
 SCALE: 3/16" = 1'-0"

WEST FACADE SECTION
 SCALE: 3/16" = 1'-0"

NOVEMBER 2019 PLAN

DO NOT SCALE PRINTS



Web Application for ArcGIS

NUMBER	DESCRIPTION	ADDRESS	SQUARE FEET
1	RESIDENTIAL	103 N. MAIN STREET	0
2	SUBJECT PROPERTY	95 N. MADISON AVE	1117
3-19	COMMERCIAL	25 N. MAIN ST	
11	RESIDENTIAL	48 N. MADISON AVE	857
12	RESIDENTIAL	27 N. MADISON AVE	
13	RESIDENTIAL	31 N. MADISON AVE	
14	RESIDENTIAL	33 N. MADISON AVE	
15	RESIDENTIAL	35 N. MADISON AVE	
16	RESIDENTIAL	37 N. MADISON AVE	
17	RESIDENTIAL	39 N. MADISON AVE	
18	RESIDENTIAL	41 N. MADISON AVE	
19	RESIDENTIAL	43 N. MADISON AVE	
20	RESIDENTIAL	45 N. MADISON AVE	
21	RESIDENTIAL	47 N. MADISON AVE	
22	RESIDENTIAL	49 N. MADISON AVE	
23	RESIDENTIAL	51 N. MADISON AVE	
24	RESIDENTIAL	53 N. MADISON AVE	
25	RESIDENTIAL	55 N. MADISON AVE	
26	RESIDENTIAL	57 N. MADISON AVE	
27	RESIDENTIAL	59 N. MADISON AVE	
28	RESIDENTIAL	61 N. MADISON AVE	
29	RESIDENTIAL	63 N. MADISON AVE	
30	RESIDENTIAL	65 N. MADISON AVE	
31	RESIDENTIAL	67 N. MADISON AVE	
32	RESIDENTIAL	69 N. MADISON AVE	
33	RESIDENTIAL	71 N. MADISON AVE	
34	RESIDENTIAL	73 N. MADISON AVE	
35	RESIDENTIAL	75 N. MADISON AVE	
36	RESIDENTIAL	77 N. MADISON AVE	
37	RESIDENTIAL	79 N. MADISON AVE	
38	RESIDENTIAL	81 N. MADISON AVE	
39	RESIDENTIAL	83 N. MADISON AVE	
40	RESIDENTIAL	85 N. MADISON AVE	
41	RESIDENTIAL	87 N. MADISON AVE	
42	RESIDENTIAL	89 N. MADISON AVE	
43 & 44	RESIDENTIAL	91 N. MADISON AVE	
45	RESIDENTIAL	93 N. MADISON AVE	
46	RESIDENTIAL	95 N. MADISON AVE	
47	RESIDENTIAL	97 N. MADISON AVE	
48	RESIDENTIAL	99 N. MADISON AVE	
49	RESIDENTIAL	101 N. MADISON AVE	
50	RESIDENTIAL	103 N. MADISON AVE	
51	RESIDENTIAL	105 N. MADISON AVE	
52	RESIDENTIAL	107 N. MADISON AVE	
53	RESIDENTIAL	109 N. MADISON AVE	
54	RESIDENTIAL	111 N. MADISON AVE	
55	RESIDENTIAL	113 N. MADISON AVE	
56	RESIDENTIAL	115 N. MADISON AVE	
57	RESIDENTIAL	117 N. MADISON AVE	
58	RESIDENTIAL	119 N. MADISON AVE	
59	RESIDENTIAL	121 N. MADISON AVE	

DATE: 17.01.2019
 DRAWN BY: J. M. M.
 CHECKED BY: J. M. M.

PROJECT: RESIDENTIAL & COMMERCIAL
 124 SOUTH GRANT AVENUE
 CONDO, NEW YORK 10020
 (312) 400-0003

CIT PLAN

VALLEY SPRING FAMILY APARTMENTS
 103 NORTH MAIN STREET
 TOWN OF RAMAPO

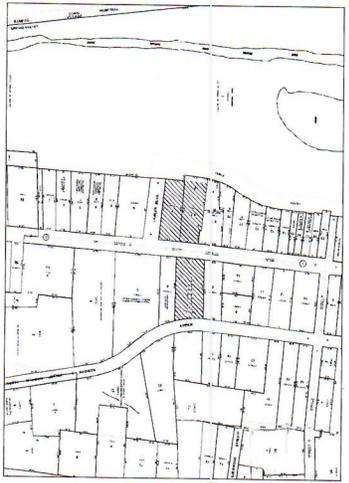
SCALE: 1"=20'
 SHEET: SP-1

DATE: 7.10.2018
 22.10.2018
 11.10.2018
 14.10.2018
 5.10.2018
 9.10.2018
 17.01.2019

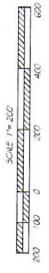
DO NOT SCALE PRINTS

REVISIONS

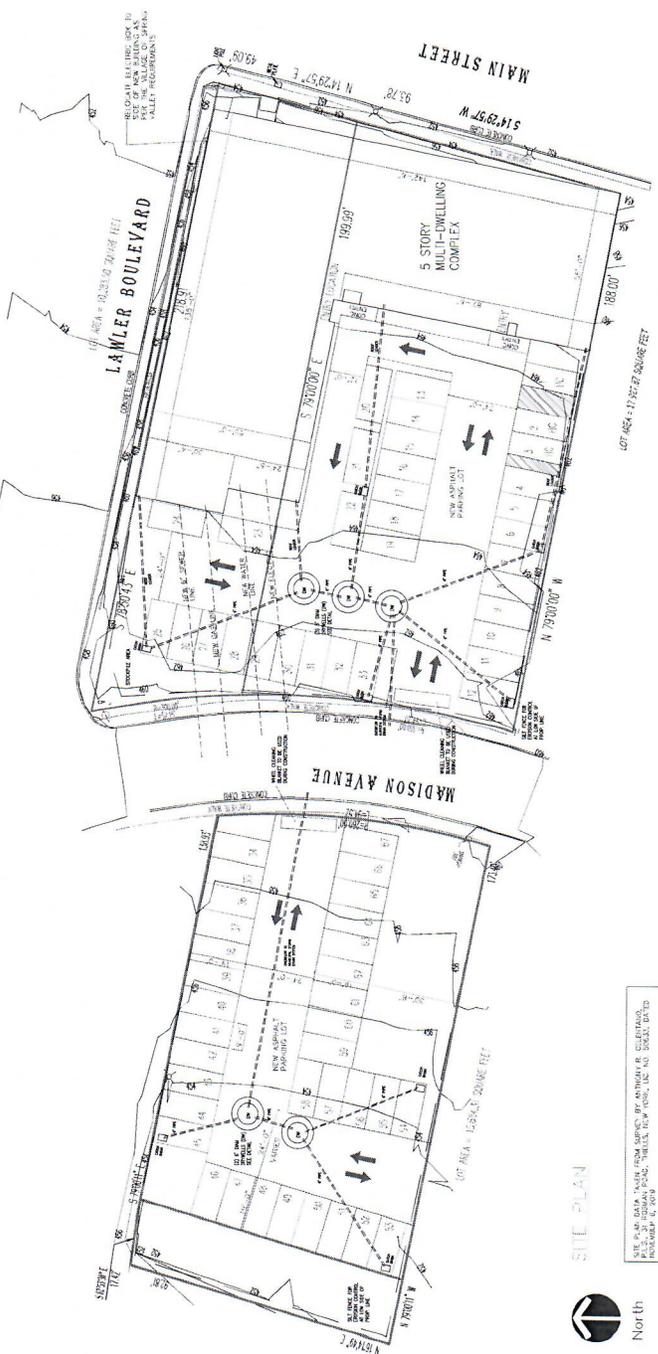
NO.	DATE	DESCRIPTION
1	17.01.2019	ISSUED FOR PERMITS
2	09.10.2018	ISSUED FOR PERMITS
3	05.10.2018	ISSUED FOR PERMITS
4	14.10.2018	ISSUED FOR PERMITS
5	11.10.2018	ISSUED FOR PERMITS
6	07.10.2018	ISSUED FOR PERMITS



VICINITY MAP



SCALE 1"=200'

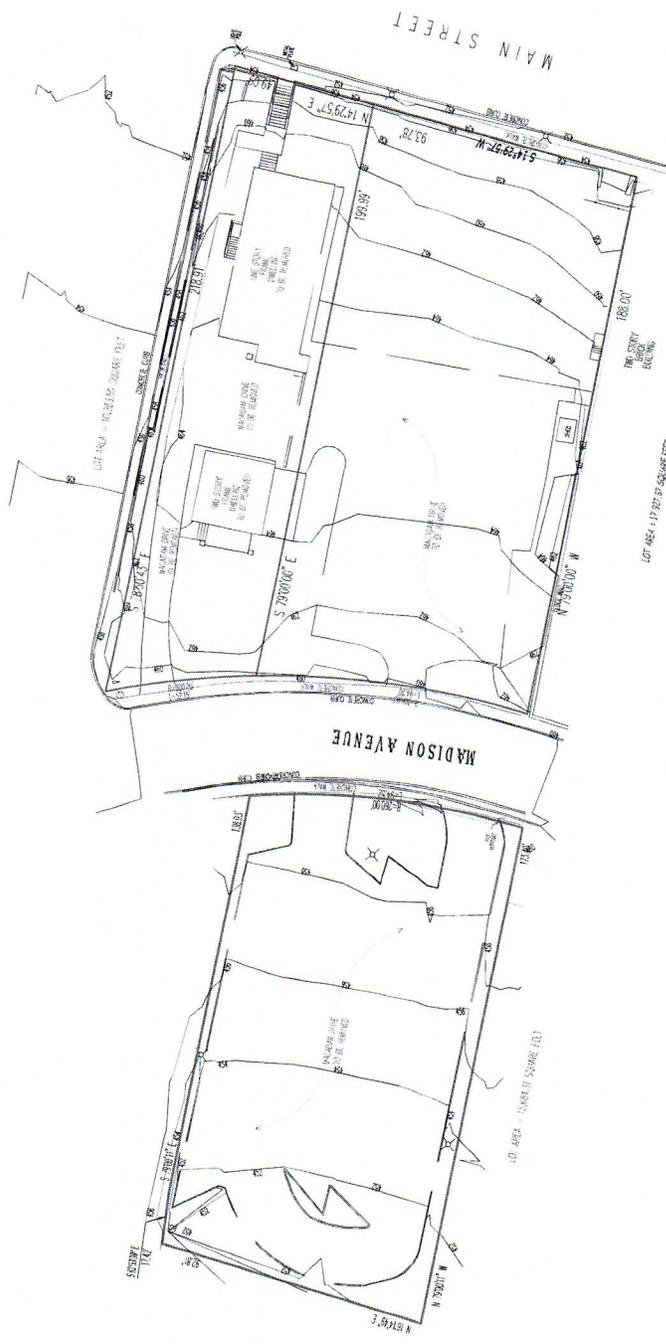


SITE PLAN



THE PLAN DATA TAKEN FROM ANY OF THE ABOVE IS GUARANTEED BY THE ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR SURVEYOR, AS APPLICABLE, AND NOT BY THE TOWN OF RAMAPO.

DO NOT SCALE PRINTS

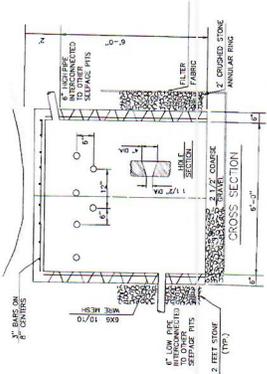


EXISTING CONDITIONS WITH DEMOLITION

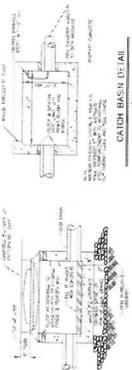
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BY MICHAEL J. HARRIS, INC., 100 W. 42ND STREET, 10TH FLOOR
NEW YORK, N.Y. 10018



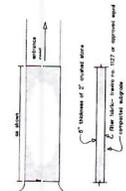
DO NOT SCALE PRINTS



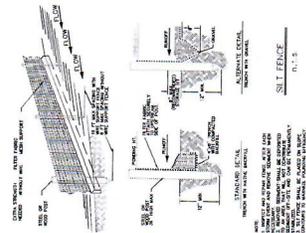
DEFENTION BASIN DRYWELL
HEAVY DUTY TO ACCOMMODATE VEHICLE LOADS
R/S



CATCH BASIN DETAIL
R/S



STABILIZED CONSTRUCTION ENTRANCE - WHEEL CLEANING BARREL
R/S



STABILIZED CONSTRUCTION ENTRANCE
R/S

ATTACHMENT B-2: PROJECT NARRATIVE

I. Project Information

Rockland Housing Action Coalition (RHAC) a 501(c)(3) non-profit housing developer is proposing to demolish a vacant church and parsonage to construct Valley Spring Family Apartments consisting of 67 efficiency, one, two and three bedroom handicapped adaptable apartments for low income households and individuals with disabilities. The five story 63,348 square foot building will be located on 1.1 acres in a downtown urban renewal zone at 103 North Main Street, Spring Valley, Rockland County, New York. Currently, RHAC is working with Loeb House, Inc., a non-profit supportive service provider, to set aside 21 units for individuals with psychiatric disabilities. Loeb House and RHAC have been awarded an Empire State Supportive Housing Initiative (ESSHI) grant from the New York State Office of Mental Health to house and provide services for 13 individuals with psychiatric disabilities. The ESSHI award includes funding for rent subsidies and support services such as case management, transportation, medical services and employment training so these individuals can live as independently as possible. The other 8 supportive housing apartments will be rented to Loeb House clients who already receive rent and supportive service subsidies from the New York State Office of Mental Health. These individuals will be transferred from higher cost rental substandard housing to Valley Spring Apartments. In addition, RHAC will own and manage the proposed development, which is conveniently located in a downtown area within a qualified boost census tract in a suburban community approximately 20 miles north of New York City.

The total cost to develop the project is \$19,881,571. RHAC has already been awarded a \$250,000 Rockland County HOME grant and a \$60,200 NYSEDA grant. Currently, RHAC is requesting a 9% tax credit allocation, of \$1,430,000 annually, (\$21,666 per unit) and \$2,625,000 from the Supportive Housing Opportunities Program (\$39,773 per unit) to construct and operate Valley Spring Family Apartments. All construction and permanent subsidies awarded to the project will be used to reduce the development costs which are reflected in the proposed rents.

Each of the 15 studio apartments will have approximately 510 square feet and will rent for \$840. Each 1 bedroom apartment will have approximately 600 square feet and the rents will range from \$790 to \$1,258. Each 2 bedroom apartment will have approximately 818 square feet and the rents will range from \$900 to \$1,327 and each 3 bedroom apartment will have approximately 980 square feet and the rents will range from \$1,349 to \$1,524. The tenants will be responsible to pay for electric and water usage in their apartments. One non-tax credit 2 bedroom apartment has been set aside for the building superintendent. The owner will be responsible to pay for hot water heating in the apartments and all utility expenses in the common areas. In addition, solar panels will be installed to reduce hot water heating costs. Since the building will consist of 5 stories, 2 elevators will be centrally located for all individuals living in the building.

In addition, we are separately requesting eight (8) Project Based Vouchers (PVCs) from the current funding round so we can identify very low income individuals earning 30% or less of the 2020 Rockland County median income of \$111,900. Currently, all of the County Section 8 waiting lists in Rockland County are closed. The Rockland County Department of Social Services, which is the Section 8 administrator for Rockland County, recently updated its waitlist and has 650 names of individuals who are hoping to receive vouchers. If we are awarded the Project Based Section 8 Vouchers (PBVs), 29 of the 66 apartments, or 43.9%, will be available to individuals earning up to 30% of the Rockland County area median income.

RHAC has partnered with the Church of Nazarene to build out a 3,670 square feet community facility day care center, in the lower level of the building. The Church plans to operate a Preschool Learning Center which will be available to the tenants living in the building and other low income residents in the area. The Church will provide educational and recreational activities for preschool age children and coordinate other support services when necessary. In addition, the Church will pay \$250,000 for the build out of the facility and provide an annual rent payment in the amount of \$5,000. By offering onsite daycare services, the tenants will not have to worry about transporting their children to and from the day care center, which is a great convenience for working parents.

II. Project Design and Scope of Work

Affordable Housing Concepts, RHAC's general contractor, will demolish the vacant church and parsonage to construct a 5 story building. The proposed project will consist of approximately 63,348 gross square feet and have ample onsite parking. The building will blend in with the existing multifamily residential buildings within the downtown area. Each of the 5 floors will have approximately 12,669 square feet. The main floor will include an

attractive lobby, management office, kitchen and a resident community room for recreational activities such as holiday parties, birthday celebrations, educational/financial seminars, health screening and other social activities. Onsite laundry facilities will be on every floor. In addition, each unit will have ample storage space including a walk-in closet in every apartment. Private, onsite parking will be available for the tenants use. There will be plantings and a sidewalk in front of the building to encourage pedestrian thoroughfare to various destination points in the downtown area.

Six (6) will be fully accessible and adaptable to accommodate disabled individuals with mobility impairments or other health related issues.

Since the existing church was operating for many years all utilities are already located onsite. The building will be designed to be LEEDS Silver and will meet the New York State Energy Conservation Construction Code requirements including energy efficient central air conditioning and heating units. The project will include solar panels to reduce energy costs. High performance windows and doors, along with the appropriate insulation, will be installed to reduce drafts. All cracks, open spaces within walls, roofs, chimnies, ducts, floors, etc. will be sealed to ensure energy efficiency. Low flush toilets, low flow shower heads and other water conserving fixtures will be installed in bathrooms and kitchens. All appliances and ventilation systems will be energy star efficient. Cable and internet access will be available in all apartments. By designing an energy efficient building we will be able to reduce utility costs for the tenants and the building owner. Since Valley Spring Apartments is a large development on a small infill lot, there will not be a great deal of open green space. However, benches and a play area will be provided onsite with a designated smoking area. In addition, there is a public park directly across the street which has a playground and a swimming pool.

III. Site Information

The infill parcel in an urban renewal zone consists of a vacant church and parsonage building. The church and parsonage are approximately 65 years old and in fair condition. Cosmetic, safety and building upgrades would be necessary to continue its existing use. In addition, the congregation has already moved to larger quarters in the Village of Spring Valley and no longer has any use for the place of worship. Currently, the church has requested permission from the NYS Office of the Attorney General to sell the parcel. There are no property easements or deed restrictions. The proposed project will blend in with the surrounding parcels which also contain high density multifamily residential developments or retail/commercial space.

RHAC and the Church of Nazarene have entered into a land option agreement for an 18 month period with an option to renew for an additional 6 months. If all funding is secured, the to-be-formed Valley Spring Family Apartments Limited Partnership, consisting of RHAC, general partner, and RBC Capital Markets, equity investor, will purchase the land from the Church of Nazarene at the construction closing. The existing buildings will be demolished. The acquisition cost of the land, in the amount of \$2,600,000, will be provided by the Community Preservation Corporation, a non-profit community lender. RHAC, a non-profit 501(c)(3) will be the general partner which will own and manage the property.

Currently, RHAC has appeared before the Spring Valley Planning Board and the Zoning Board of Appeals to request 2 variances needed for site plan approval. The request has been reviewed by both boards and will be granted by the end of August 2020. The Village of Spring Valley has agreed to be lead agency for the SEQR review. We anticipate we will receive all necessary approvals to construct the development by October 1, 2020. Valley Spring Apartments is being supported by both the Village of Spring Valley and the County of Rockland because it is a vital component of a Voluntary Compliance Agreement and Conciliation Agreement between the US Department of Housing and Urban Development (HUD) and Rockland County and the Village of Spring Valley. Both the Village and the County have an obligation to provide affordable housing for low income Spring Valley and Rockland County residents.

Valley Spring Apartments has already received a SHPO determination stating the project has no historical significance. In addition, a Phase I Environmental Report has been completed and will be submitted with the application. Since the property has been used as a church for the past 65 years, it was determined there are no environmental remediation issues.

In addition, we have obtained local support from elected officials, community groups, civic associations and Rockland County residents, see Exhibit B-5 – Letters of Support and the Voluntary Compliance Agreement and Conciliation Agreement between HUD and Rockland County and the Village of Spring Valley.

IV. Project Location Market Information

Valley Spring Family Apartments will front North Main Street in downtown Spring Valley. Most of the adjacent properties consist of multifamily rental/ownership developments and retail/commercial store fronts situated on both sides of Main Street. Valley Spring Apartments will be within walking distance (1/4 mile) of the Spring Valley train and bus station. The NJ Transit Pascack Valley rail lines have commuter trains to the Secaucus Junction every 20 minutes during the morning and evening hours. The PATH is available every 10 minutes at the Secaucus Junction to ensure commuters can quickly arrive at their employment destinations in New York City. In addition, the Lower Hudson Transit Link bus program has improved rapid bus service between Spring Valley and Westchester County, where it is easier to take public transportation into Manhattan. The new buses have Wi-Fi, real time bus arrival information and mobile apps for payment plans.

The proposed project is located walking distance to shopping, restaurants, medical offices, parks and a train and bus station. Within a .5 mile radius there are large supermarkets, health care facilities, pharmacies and restaurants. A Walgreens Pharmacy and medical services are located within a mile of the complex. There is a park with a neighborhood swimming pool directly across the street. The complex will be situated in a pedestrian friendly community with sidewalks on both sides of North Main Street that are easily accessible.

The rental vacancy rate for Rockland is pegged at 2.3% for market rate rental units. Affordable apartments available in this high cost area for the large population of individuals earning less than 30% of the HUD median income is almost nonexistent. Our goal is to target low income and disabled individuals/families earning between 30% and 60% of the area median. Currently, there is a 4% family tax credit project, consisting of 55 one, two and 3 bedroom apartments within a 1/8 mile of the proposed project. It is currently 100% occupied with a 2 year waiting list. Many of the properties in the area have recently sold to religious groups. These properties have been redeveloped into multifamily rental or for sale housing developments which are not available to the general public. Since the area has been gentrifying at a rapid pace, there is a dramatic need to develop additional affordable housing to ensure the low income population can remain in the area. Our goal as a non-profit affordable housing developer is to remove underutilized, vacant buildings and provide much needed affordable housing for low income Spring Valley/Rockland County residents.

RHAC has partnered with Loeb House to provide 21 (30% of project) supportive housing apartments for individuals with psychiatric disabilities including alcohol and drug dependencies. RHAC and Loeb House have worked together in the past to house their clients at other tax credit properties. Loeb House will provide supportive services, transportation and job skills training. In addition, Loeb House will assign each tenant a case manager and coordinate medical services and employment opportunities with the appropriate agencies when needed.

V. Project Financing Information

RHAC was awarded \$250,000 of Rockland County HOME funds to construct Valley Spring Apartments. RHAC is submitting a 9% tax credit application including a request for SHOP funding. At the construction closing, RHAC will own the project and be responsible to ensure the project is completed within the proposed time frame. In addition, RHAC will lease up and manage the project.

RHAC and Loeb House have already been awarded ESSHI rental subsidies for 13 disabled individuals which are renewable every 5 years. The additional 8 units set aside for psychiatrically disabled individuals are funded through the NYS Office of Mental Health. These individuals will be transferred from other existing rental apartments. Loeb House will provide the case management to ensure the tenants live as independently as possible. RHAC is also requesting 8 Project Based Section 8 vouchers for a 20 year term. RHAC will work with both the Spring Valley Section 8 Office and the Rockland County Department of Social Services, Section 8 administrator for Rockland County, to identify individuals on their waiting lists who are in need of affordable housing.

VI. Development Team and Ownership Information

The development team members responsible for completing key project tasks are:

Gerri Levy – Rockland Housing Action Coalition, General Partner, Managing Agent and Owner

Since RHAC, a 501(c)(3) non-profit organization, will be both general partner and the managing agent, Ms. Levy will be responsible to acquire and build-out the site, coordinate and oversee the marketing, rent-up, compliance

and management of the Valley Spring Family Apartments project. In addition, she will be responsible to ensure all documents related to this Project are completed and submitted to the proper authorities within the given time frame.

Keith Libolt – Affordable Housing Concepts, General Contractor

Mr. Libolt has over 30 years of residential and commercial construction experience in the Hudson Valley area. His firm, Affordable Housing Concepts, has constructed 2 other tax credit properties in Rockland County, Nyack Point Apartments and Hyenga Lake Senior Apartments. In addition, Affordable Housing Concepts completed construction on Clarkstown Seniors Phase I and Clarkstown Seniors Phase II using the Small Project Affordable Rental Program (SPARC). Currently, his firm is building 108 senior rental apartments for the Sisters of Charity in Rockland County, which was financed by HFA using 4% tax credits and tax exempt bond financing.

William Brothers – WQB Architecture PLLC, Architect

Mr. Brothers, WQB Architecture, will provide architectural drawings to be reviewed and approved by HCR. He will oversee the construction of Valley Spring Family Apartments to ensure the project is constructed according to the architectural plans approved by DHCR. In addition, he will work with the Integral Building and Design, green building consultant, to make sure the project conforms to the green building initiatives. Mr. Brothers has years of experience working with a nonprofit housing development company in Brooklyn. His firm has completed a number of low income housing projects.

Tom Maxwell – RBC Capital Markets – Syndicator

Mr. Maxwell, director, will be responsible for the syndication of the tax credits. RBC Capital Markets will oversee the project during construction, lease up and management to ensure compliance with IRS tax credit regulations.

Steve Heyman, Attorney – Cannon Heyman & Weiss LLPs

Mr. Heyman will be responsible to prepare all legal documents for acquisition, closing, organization filings, etc. pertaining to the construction and lease-up of Valley Spring Family Apartments. He will represent the Partnership at both the construction and permanent closings.

Since the general contractor has already been identified, the fixed price construction contract will be reviewed and approved by the general contractor, architect, HCR and attorneys. Both the architect and general contractor will be responsible to ensure the construction requisitions are correct and the work to be funded has been completed. The general contractor will be responsible to submit all MBE/WBE and any other reports to HCR.

RHAC is an experienced not-for-profit Community Housing Development Organization (CHDO), which has developed 450 rental and for sale affordable housing units over the last 20 years. In addition, RHAC is the co-general partner and managing agent for several other tax credit developments in Rockland/Orange Counties.

Ownership Information

The Project will be developed and owned by a Limited Partnership, the general partners of which will be: (1) a for profit limited liability company which will be a subsidiary of Rockland Housing Action Coalition, Inc., as the managing general partner; and (2) an Article XI housing development fund company organized pursuant to the Private Housing Finance Law which will be a subsidiary of Rockland Housing Action Coalition, Inc., as general partner and management agent. Each general partner will own a .005% interest in the partnership. The tax credit purchaser will be the limited partner and own (through its affiliates) 99.99% of the partnership interests.

VII. Development Timeline

RHAC is applying for 9% tax credits and HTF during the 2020 summer multifamily finance funding round. The anticipated construction closing date is December 1, 2020. Prior to the closing all federal, state and local environmental and municipal approvals will be obtained. RHAC has already obtained a commitment for a \$250,000 Rockland County HOME grant which will be used as part of the permanent financing. The anticipated construction period will be 18 months which will commence December 1, 2020 and end May 1, 2022. The 6 month lease up period will begin on May 1, 2022 and will end October 31, 2022. At that time we anticipate will be at 100% stabilized occupancy so we can convert the loan to permanent financing.

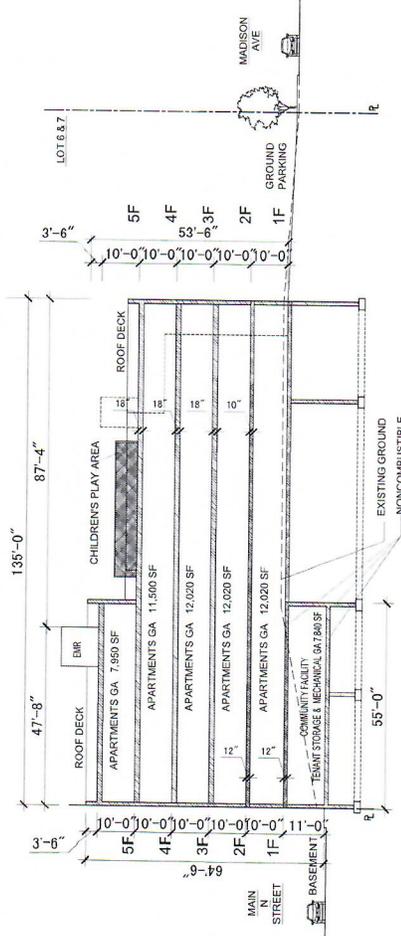
VALLEY SPRING FAMILY APARTMENTS - RENTAL APARTMENTS PLANNING BOARD APPLICATION

GENERAL NOTE:

1. THIS PROJECT CONSISTS OF 1 BUILDING, NEW CONSTRUCTION.
2. BUILDING CONSTRUCTION CLASSIFICATION:
BASEMENT FLOOR TO 1ST FLOOR - TYPE IIA, NONCOMBUSTIBLE (CONCRETE)
2ND FLOOR TO ROOF - TYPE VA (WOOD FRAME)
3. THE PROPOSED BUILDING IS DESIGNED PER BUILDING CODE 2020 OF NEW YORK STATE, CHAPTERS - SEE SEPARATE BUILDING CODE ANALYSIS CHAPTERS
4. GROSS BUILDING AREA AND DWELLING UNIT AREA - SEE DRAWING G-004 G-005 AND NOTES IN EACH FLOOR PLAN.
5. TOTAL NUMBER OF APARTMENT UNIT IS 67.
6. ALL APARTMENT UNITS TO BE ADAPTABLE UNITS.
4 ACCESSIBLE UNITS ARE PROVIDED FOR PERSONS WITH MOBILITY IMPAIRMENT
2 ACCESSIBLE UNITS ARE PROVIDED FOR PERSONS WITH HEARING OR VISION IMPAIRMENT
7. 20 SUPPORTIVE HOUSING UNITS ARE INDICATED ON THE PLANS.

ARCHITECTURAL DRAWING LIST

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



PROPOSED ZONING AREA CALCULATION

	BASEMENT	1ST FL	2ND FL	3RD FL	4TH FL	5TH FL	TOTAL
GROSS FLOOR AREA	7,840	12,020	12,020	12,020	11,500	7,950	63,350
MECHANICAL DEDUCTION	540	540	540	540	360	2,500	2,500
ZONING FLOOR AREA	0	11,480	11,480	11,480	10,980	7,590	53,010

SECTION 1-1
SCALE: 1/32"=1'-0"

Job Name:

Valley Spring Family Apartments

Spring Valley, NY 10977

Developer Name:

MEP Engineers:

Architects:

WQB Architecture PLLC
545 W 45TH ST, 4th FLOOR
NEW YORK, NY 10036
Tel 212 995 5600

Seal & Signature

Revisions Date Remarks

Drawing Title

RENTAL APARTMENTS GENERAL NOTES & SECTION

Drawing No.:

Date: 7/30/2020

Project No.: 2016.20.03

Drawn by: WX, KIL, LY

Checked by: WQB

G-001.00

Job Name:

Valley Spring Family Apartments

Spring Valley, NY 10977

Developer Name:

MEP Engineers:

Architects:

WQB Architecture PLLC
545 W 45TH ST, 4th FLOOR
NEW YORK, NY 10036
Tel: 212 995 5600

Seal & Signature

Revisions	Date	Remarks

RENDERING

Drawing No.:

G-002

Date: 07/30/2020

Project No.: 2016.20.03

Drawn by: WX, KJL, LY

Checked by: WQB



MULTIFAMILY BUILDING RENDERING

Job Name:
Valley Spring Family Apartments
 Spring Valley, NY 10977

Developer Name:

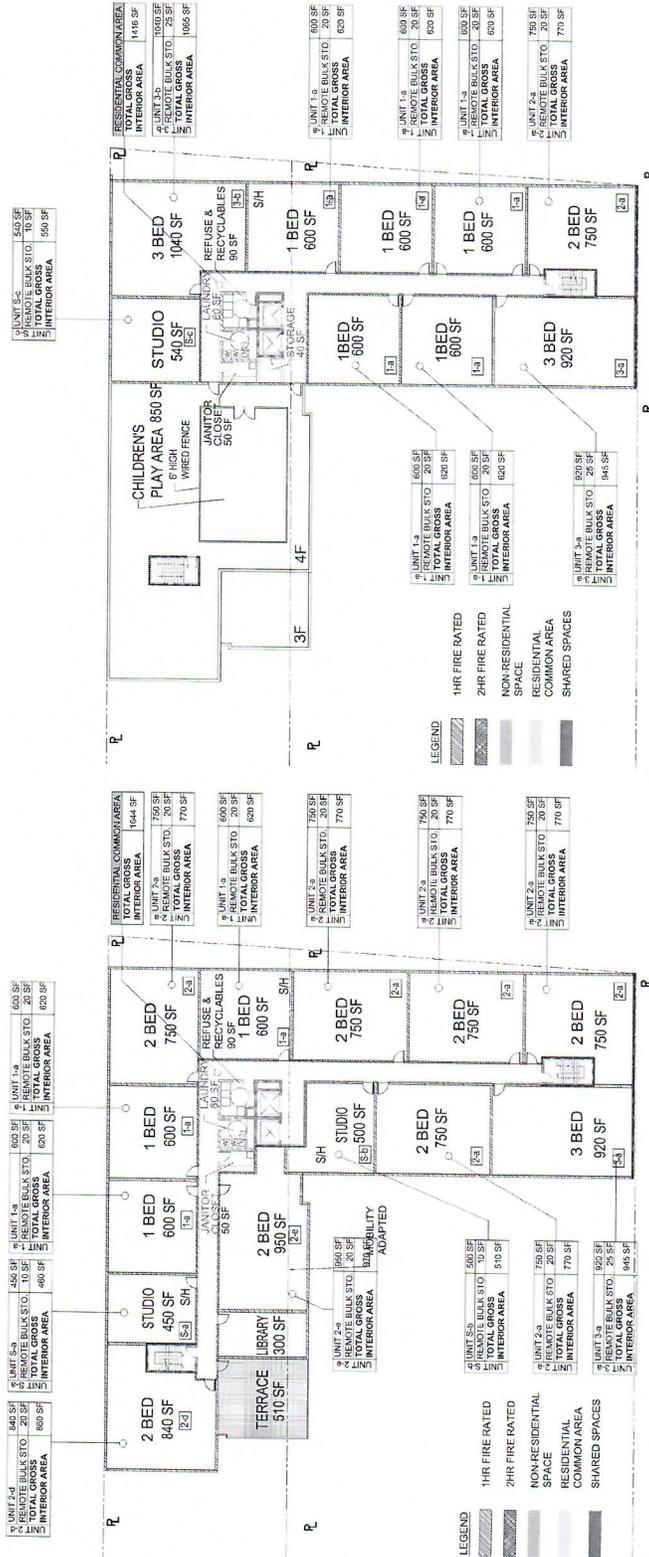
MEP Engineers:
 Architects:
WQB Architecture PLLC
 545 W 45TH ST, 4th FLOOR
 NEW YORK, NY 10036
 Tel 212 995 5600

Seal & Signature

Revisions Date Remarks
 Drawing Title

AREA CALCULATION

Drawing No.:
G-005.00
 Date: 07/30/2020
 Project No.: 2016.20.03
 Drawn by: WX, KJL, LY
 Checked by: WQB



Job Name:
Valley Spring Family Apartments
 Spring Valley, NY 10977

Developer Name:

MEP Engineers:

Architects:
 WQB Architecture PLLC
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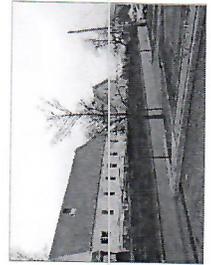
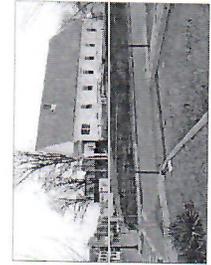
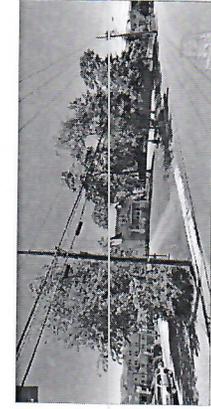
Seal & Signature

Revisions	Date	Remarks

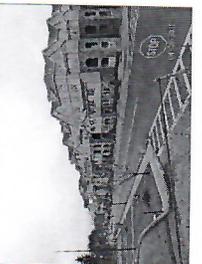
SITE PHOTOS

Drawing No.:
G-006.00

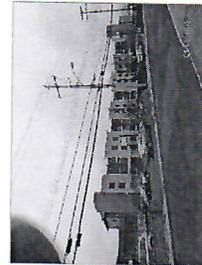
Date: 12/9/2019
 Project No.: 2016.20.01
 Drawn by: WX, KLL, LY
 Checked by: WQB



EXISTING CHURCH BUILDINGS ON THE PROPERTY
 SCALE: N.T.S.



NEIGHBORHOOD PHOTOS - N MAIN STREET
 SCALE: N.T.S.



NEIGHBORHOOD PHOTOS - MASIDON AVENUE
 SCALE: N.T.S.

Job Name:
Valley Spring Family Apartments
 Spring Valley, NY 10977

Developer Name:

MEP Engineers:

Architects:

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 NEW YORK, NY 10036
 Tel 212 995 5600

Seal & Signature

Revisions	Date	Remarks

FOUNDATION & BASEMENT FLOOR PLAN

Drawing No.:

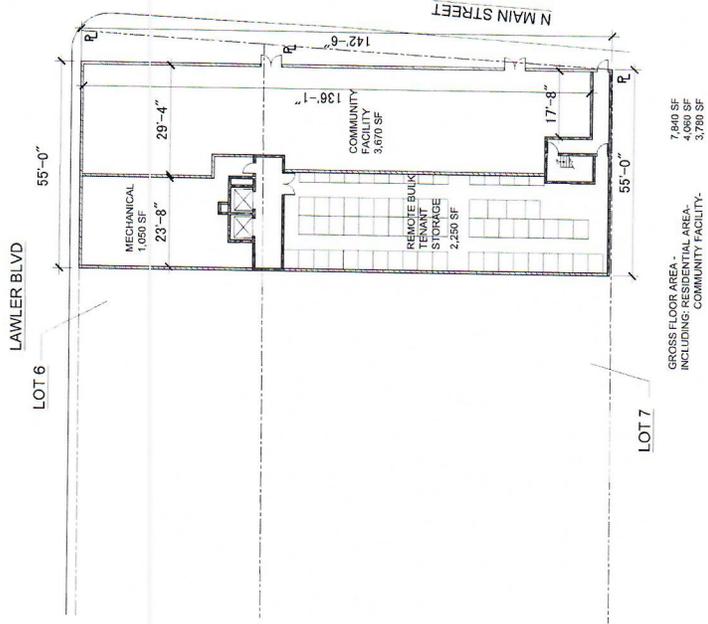
Date: 12/9/2019

Project No.: 2016.20.01

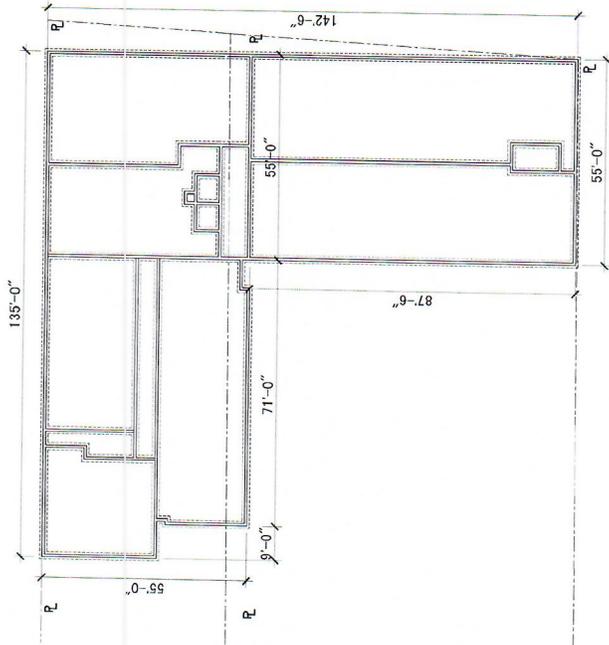
Drawn by: WX, KIL, LY

Checked by: WQB

A-001.00



BASEMENT FLOOR PLAN
 SCALE: 1/32"=1'-0"



FOUNDATION PLAN
 SCALE: 1/32"=1'-0"

Job Name:
Valley Spring Family Apartments
 Spring Valley, NY 10977

Developer Name:

MEP Engineers:

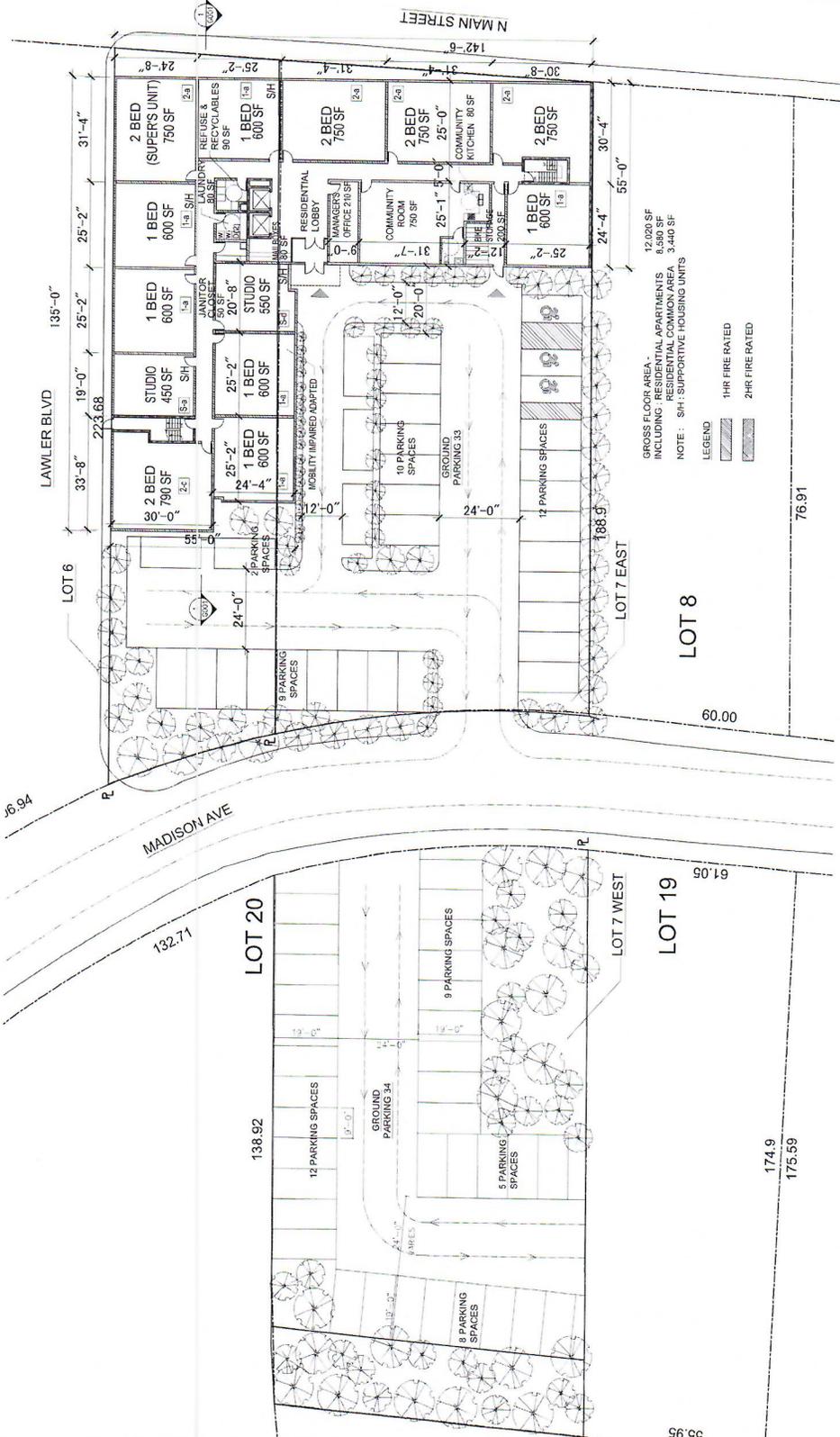
Architects:
WQB Architecture PLLC
 545 W 45TH ST, 4th FLOOR
 NEW YORK, NY 10036
 Tel 212 995 5600

Seal & Signature

Revisions Date Remarks

RENTAL APARTMENTS
1ST FLOOR PLAN

Drawing No.:
A-002.00
 Date: 07/30/2020
 Project No.: 2016.20.03
 Drawn by: WX, KJL, LY
 Checked by: WQB



GROSS FLOOR AREA - 12,020 SF
 INCLUDING: RESIDENTIAL APARTMENTS 8,580 SF
 RESIDENTIAL COMMON AREA 3,440 SF
 NOTE: SH: SUPPORTIVE HOUSING UNITS

LEGEND
 1HR FIRE RATED
 2HR FIRE RATED

UNIT COUNT

1ST FLOOR	
TYPE	UNIT COUNT
STUDIO	2
1 BED	6
2 BED	5
3 BED	0
TOTAL	13

TOTAL GROUND PARKING SPACES: 67

1ST FLOOR PLAN
 SCALE: 1/32"=1'-0"

Job Name:
Valley Spring Family Apartments
 Spring Valley, NY 10977

Developer Name:

MEP Engineers:

Architects:

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 545 W 45TH ST, 4th FLOOR
 NEW YORK, NY 10036
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Seal & Signature

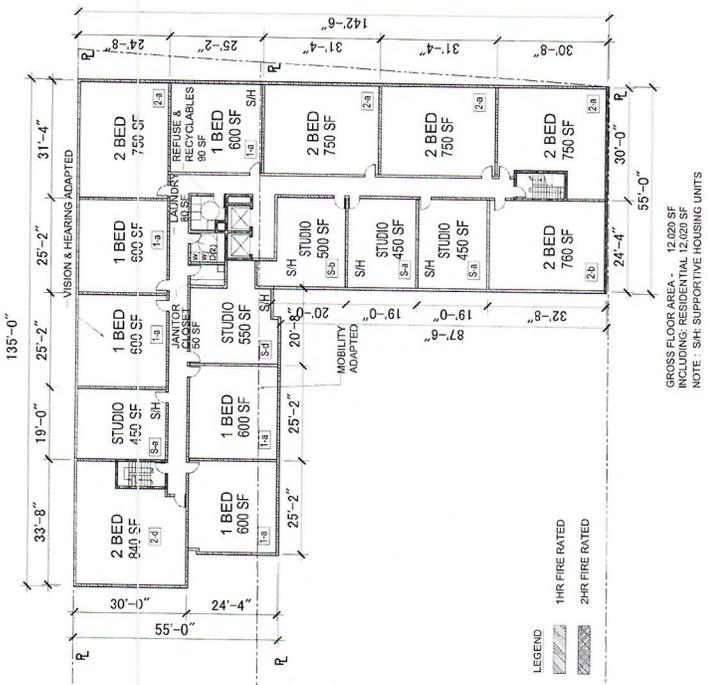
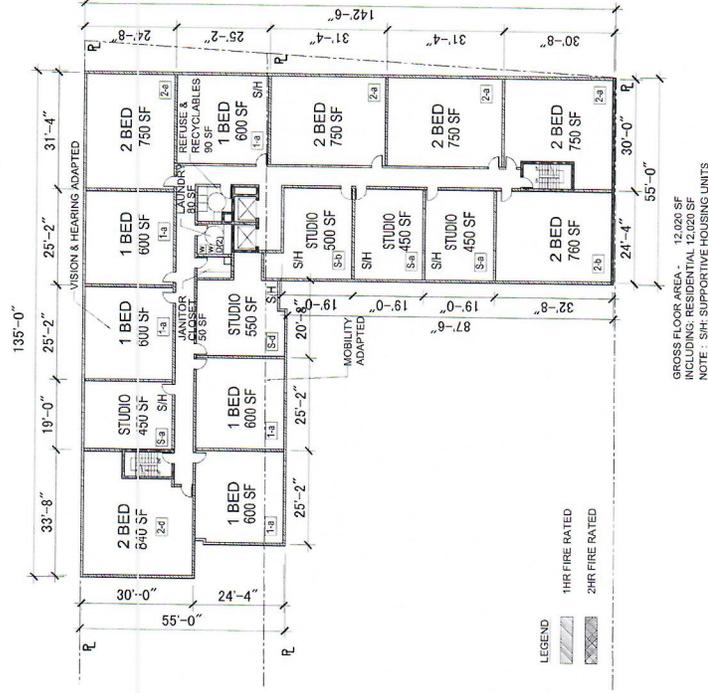
Revisions Date Remarks
 Drawing Title

2ND - 3RD FLOOR PLANS

Drawing No.:

A-003.00

Date: 12/9/2019
 Project No.: 2016.20.01
 Drawn by: WX, KLL, LY
 Checked by: WQB



UNIT COUNT

2ND - 3RD FLOOR	
TYPE	UNIT COUNT
STUDIO	5
1 BED	5
2 BED	6
3 BED	0
TOTAL	16

Job Name:
Valley Spring Family Apartments
 Spring Valley, NY 10977

Developer Name:

MEP Engineers:

Architects:

WQB Architecture PLLC
 545 W 45TH ST, 4th FLOOR
 NEW YORK, NY 10036
 Tel 212 995 5600

Seal & Signature

Revisions Date Remarks
 Drawing Title

**4TH - 5TH
 FLOOR PLANS**

Drawing No.:

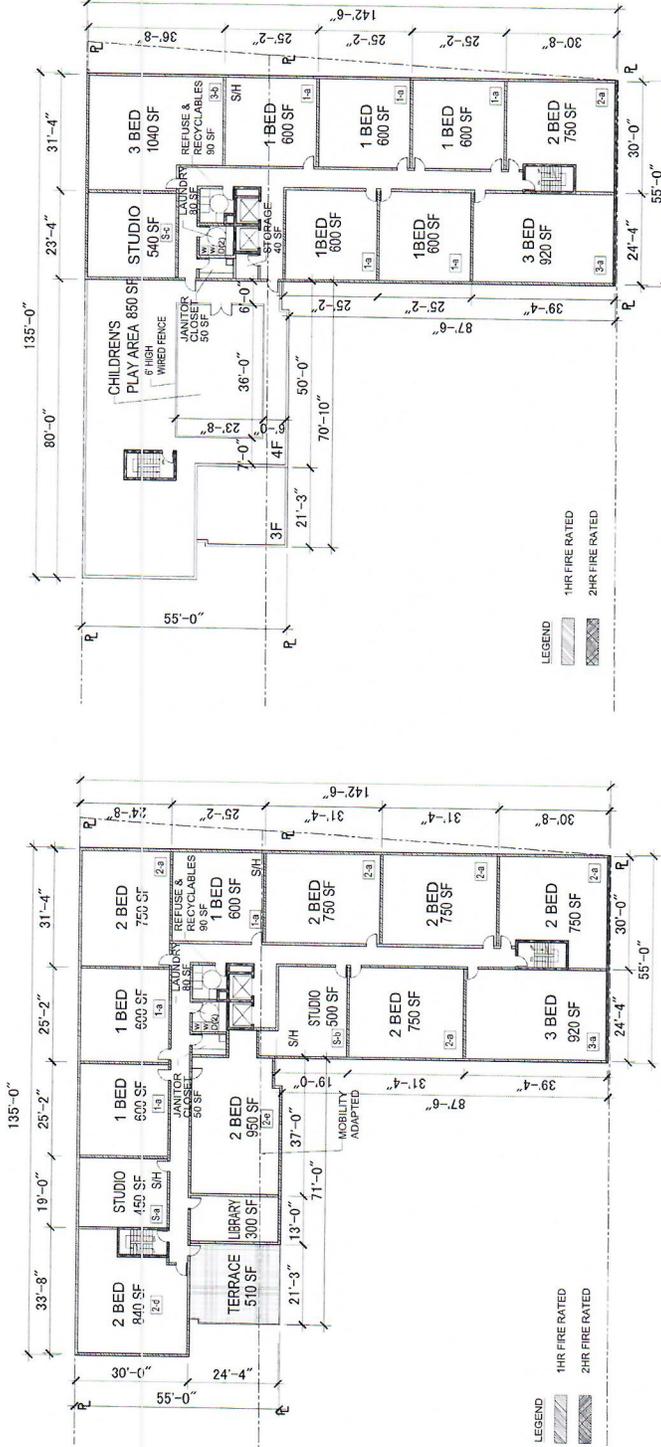
A-004.00

Date: 12/9/2019

Project No.: 2016.20.01

Drawn by: WX, KJL, LY

Checked by: WQB



GROSS FLOOR AREA - 7,950 SF
 INCLUDING RESIDENTIAL 7,350 SF
 NOTE: SH: SUPPORTIVE HOUSING
 ROOF CHILDREN'S PLAY AREA - 850 SF

5TH FLOOR PLAN
 SCALE: 1/32"=1'-0"

GROSS FLOOR AREA - 11,500 SF
 INCLUDING RESIDENTIAL 11,500 SF
 NOTE: SH: SUPPORTIVE HOUSING

4TH FLOOR PLAN
 SCALE: 1/32"=1'-0"

UNIT COUNT

4TH - 5TH FLOOR		UNIT COUNT	
TYPE	4F	5F	
STUDIO	2	1	
1 BED	3	5	
2 BED	7	1	
3 BED	1	2	
TOTAL	13	9	

Job Name:
Valley Spring Family Apartments
 Spring Valley, NY 10977

Developer Name:

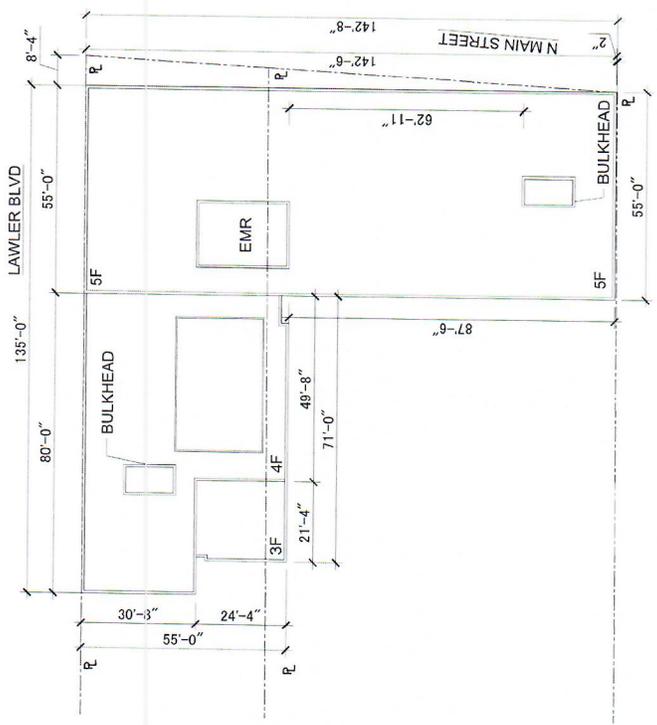
MEP Engineers:
 Architects:
WQB Architecture PLLC
 545 W 45TH ST, 4th FLOOR
 NEW YORK, NY 10036
 Tel 212 995 5600

Seal & Signature

Revisions Date Remarks
 Drawing Title

ROOF PLAN

Drawing No.:
A-005.00
 Date: 12/9/2019
 Project No.: 2016.20.01
 Drawn by: WX, KJL, LY
 Checked by: WQB



ROOF PLAN SCALE: 1/32"=1'-0" N

UNIT COUNT

TYPE	1ST - 5TH FLOOR					TOTAL	%
	1F	2F	3F	4F	5F		
STUDIO	2	5	5	2	1	15	22%
1 BED	6	5	5	3	5	24	36%
2 BED	5	6	6	7	1	25	37%
3 BED	0	0	0	1	2	3	5%
TOTAL	13	16	16	13	9	67	100%

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

Job Name:
Valley Spring Family Apartments
 Spring Valley, NY 10977

Developer Name:

MEP Engineers:

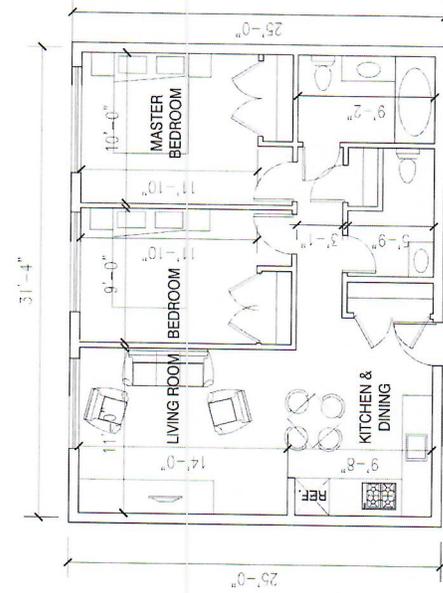
Architects:
WQB Architecture PLLC
 545 W 45TH ST, 4th FLOOR
 NEW YORK, NY 10036
 Tel 212 995 5600

Seal & Signature

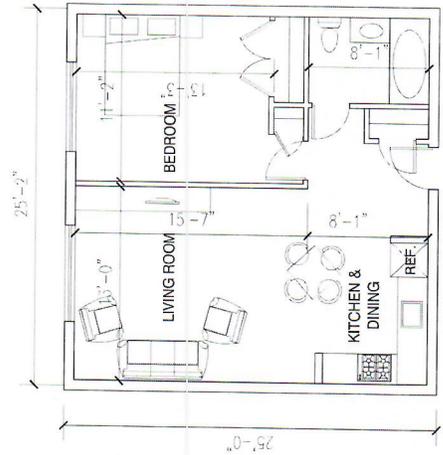
Revisions Date Remarks
 Drawing Title

**TYPICAL APARTMENT
 FLOOR PLANS**

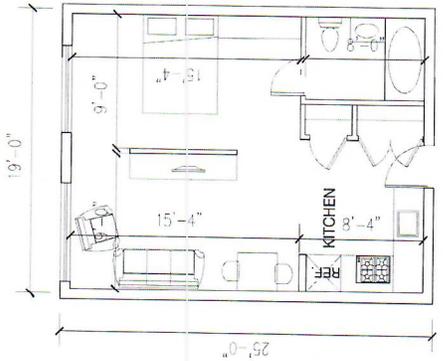
Drawing No.:
A-006.00
 Date: 12/9/2019
 Project No.: 2016.20.01
 Drawn by: WX, KJL, LY
 Checked by: WQB



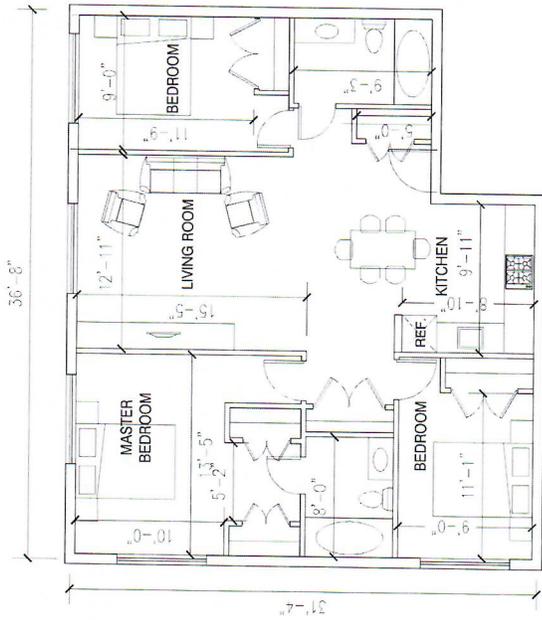
TYPICAL 2 BEDROOM - 2a OPTION 1 750 SF
 SCALE: 1/8"=1'-0"



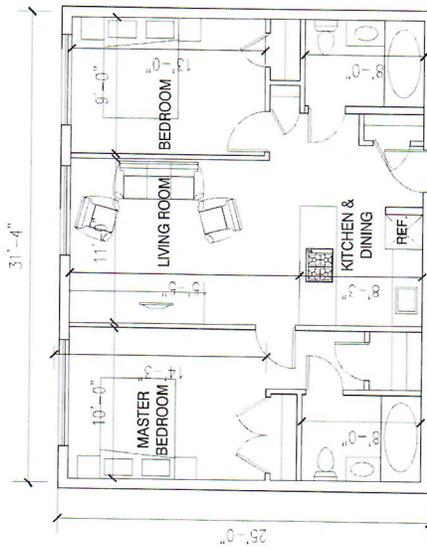
TYPICAL 1 BEDROOM - 1a 600 SF
 SCALE: 1/8"=1'-0"



TYPICAL STUDIO - Sa 450 SF
 SCALE: 1/8"=1'-0"



TYPICAL 3 BEDROOM - 3b 1,040 SF
 SCALE: 1/8"=1'-0"



TYPICAL 2 BEDROOM - 2a OPTION 2 750 SF
 SCALE: 1/8"=1'-0"

NOTE: REQUIRED ADDITIONAL BULK STORAGE IS PROVIDED IN THE BASEMENT.

Job Name:
Valley Spring Family Apartments
 Spring Valley, NY 10977

Developer Name:

MEP Engineers:

Architects:
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 Tel 212 995 5600

Seal & Signature

Revisions Date Remarks

**APARTMENT
 ELEVATIONS**

Drawing No.:

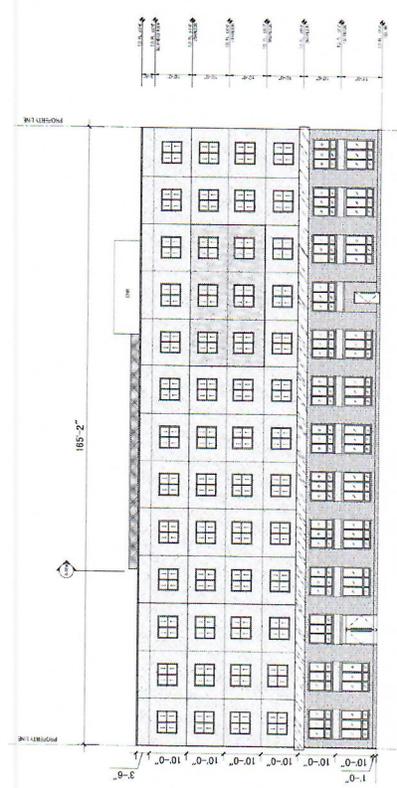
A-007.00

Date: 12/9/2019

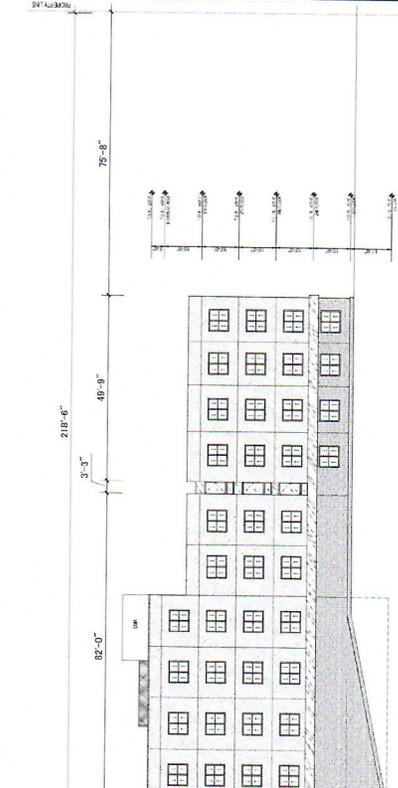
Project No.: 2016.20.01

Drawn by: WX, KJL, LY

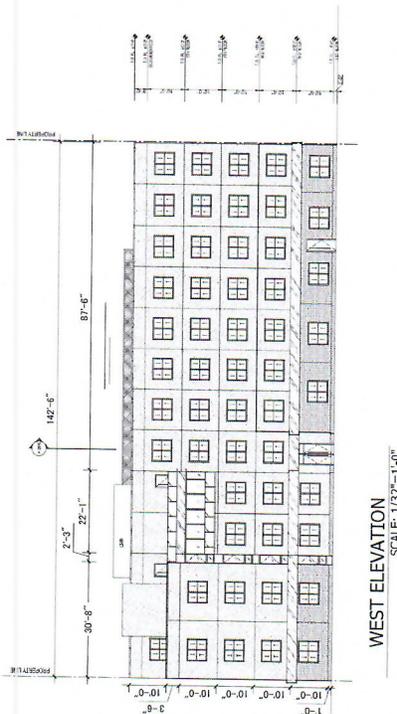
Checked by: WQB



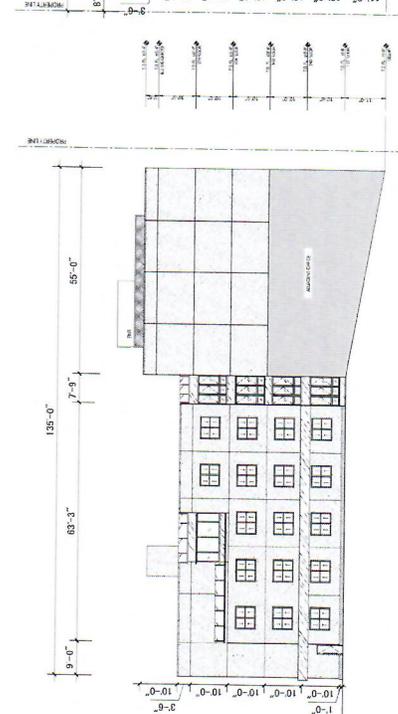
EAST ELEVATION
 SCALE: 1/32"=1'-0"



NORTH ELEVATION
 SCALE: 1/32"=1'-0"



WEST ELEVATION
 SCALE: 1/32"=1'-0"



SOUTH ELEVATION
 SCALE: 1/32"=1'-0"

ELEVATION LEGEND

- EPS STUCCO MODEL 01
- EPS STUCCO MODEL 02
- BRICK
- METAL FLASHING

Job Name:
Valley Spring Family Apartments
 Spring Valley, NY 10977

Developer Name:

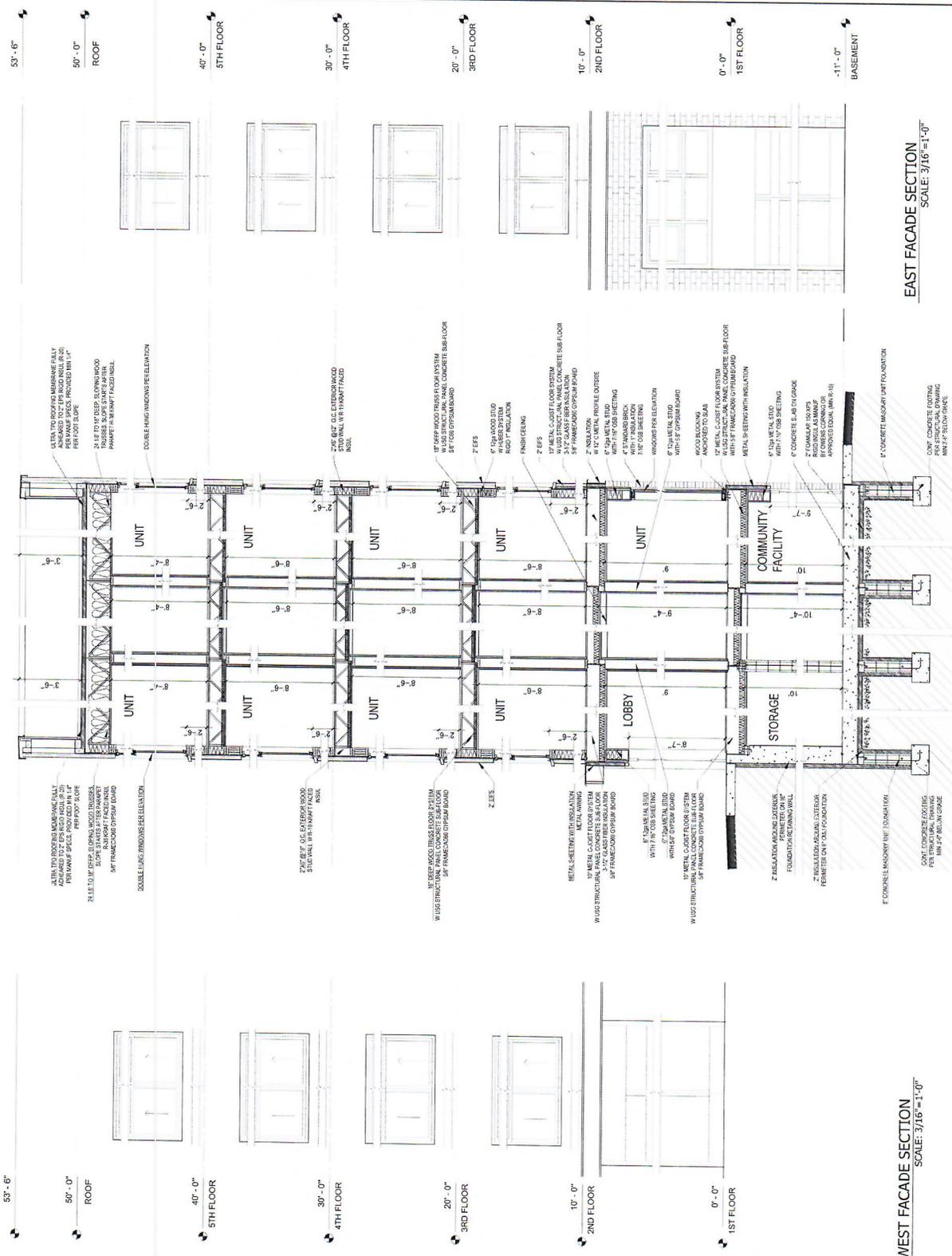
MEP Engineers:
 Architects:
WQB Architecture PLLC
 545 W 45TH ST, 4TH FLOOR
 NEW YORK, NY 10036
 Tel 212 995 5600

Seal & Signature

Revisions Date Remarks

WALL SECTION

Drawing No.:
A-008.00
 Date: 12/9/2019
 Project No.: 2016.20.01
 Drawn by: WX, KL, LY
 Checked by: WQB



EAST FACADE SECTION
 SCALE: 3/16" = 1'-0"

WEST FACADE SECTION
 SCALE: 3/16" = 1'-0"

PARK RIDGE GARDENS - 25, 29 & 31 RIDGE AVENUE (SV-854)

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 front yards for Park Avenue and Ridge Avenue are 33% and 37% less than the minimum standard, respectively. The rear yard is 6% deficient of the minimum standard. The proposed floor area ratio is 37% greater than the maximum 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.

3 The proposed structure does not comply with Section 255-22.H of the village zoning regulations, which prohibits impediments to visibility at intersections. This is an unacceptable hazard to motorists and pedestrians. The building must be reconfigured to comply with this section of the regulations, and the number of units and size of the building reduced to better comply with the zoning ordinance.

4 The proposed structures appear to be in violation of Section 255-22.O of the village zoning regulations, which states that distance between buildings shall be no less than the height of the buildings. No specific height or distance between buildings were given on the site plan. However, there appears to be approximately 20 feet between the two buildings, which is less than the height of the proposed 3-story buildings. The site plan must be reconfigured, the number of units and building size reduced, or the variance application amended to include this requirement. If the variance is amended, the public hearing notice must be reissued.

5 The western end of the site is within the 'A' floodplain designated by FEMA. The extent of the floodplain must be shown on the site plan. Calculations for lot area adjustment must be provided as required by Section 255-18.A of the village zoning regulations. As the unadjusted lot area is only 932 square feet larger than the minimum requirement of 40,000 square feet, it is highly likely that adjusted lot area will fall below this standard. If the adjusted lot area of the property requires amending the variance application, the public hearing notice must be reissued and a revised application sent to this department for review.

6 The bulk table incorrectly indicates the minimum lot area for this use is 20,000 square feet, not 40,000 square feet. It also lists the maximum units per acre as 16.9, not 18, and the proposed number of units per acre as 14, not 14.9. The scale is also given incorrectly as 1"=10' while the correct scale is 1"=20'. These items must be corrected.

The following comments reflect our additional concerns about this proposal.

7 The application and site plan indicate that the proposed structures will have three stories and a FAR of 0.82. However, architectural drawing A-1 by Artistic Building Design Studio, dated June 9, 2017, gives the total floor area of one of the buildings as 20,503 square feet. If both buildings have the same floor area, the combined floor area of 41,006 square feet would result in a FAR of 1.00. In addition, the site plan shows a total building footprint of approximately 17,360 square feet. Assuming each story will have a gross floor area equal to the footprint, the proposed structures will have an overall gross floor area of approximately 52,080 square feet. This would result in a FAR of 1.27. Although this is an estimate, a FAR of 1.27 is 55% greater than the proposed FAR of 0.82. The magnitude of this discrepancy requires further attention. The applicant must positively demonstrate that the proposed structures match the proposed FAR; a FAR calculation must be provided on the site plan. If the FAR exceeds 0.82, the variance application must be amended and the public hearing notice must be reissued. Any application that is revised due to an increase in FAR must be sent to this department for review.

8 All sidewalks, stairs, decks, window wells, entrances, terraces and porches, and dumpster/refuse containment areas must be shown on the map to ensure that there is sufficient access to the building for firefighting purposes and to demonstrate that they will not impact yard requirements or parking maneuverability. If any such features expand the building envelope of the principal structures, such as the terraces or porches, the variance application must be amended, the public hearing notice reissued, and subsequently reviewed by this department.

PARK RIDGE GARDENS - 25, 29 & 31 RIDGE AVENUE (SV-854)

9 Parking spaces 1 through 8 along Park Avenue will require drivers to back out of their spaces into the street across multiple curb cuts. This is an unacceptable hazard to pedestrians and motorists, and an impediment to the safe flow of traffic. The parking spaces must be reconfigured to minimize the number of points of ingress/egress and provide a turnaround area for motorists.

10 The specific height of the proposed building must be provided in the bulk table so that it can be determined if an aerial apparatus road is required.

11 The applicant must comply with all comments made by the Rockland County Sewer District #1 in their letter of October 2, 2017.

12 A review must be completed by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.

13 A review must be completed by the Rockland County Office of Fire and Emergency Services, the Village of Spring Valley Fire Inspector, or the Spring Valley Fire Department to ensure that there is sufficient maneuverability on site for fire trucks, in the event an emergency arises.

14 The Town of Ramapo is the reason this proposal was referred to this department for review. The municipal boundary is approximately 210 feet to the south of the site, and is located in the R-15 zoning district, which is comprised of single-family residences. 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.

15 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.

As shown, the proposed residential buildings will require a variance from the New York State Uniform Fire Prevention and Building Code for the building separation distance, since the proposed buildings are located closer than the required 30 feet.

16 The Floodplain Administrator for the Village of Spring Valley shall certify that the proposed construction is in compliance with the floodplain regulations of the Village and the Federal Emergency Management Agency.

17 The site plan shall contain map notes, including district information.

PARK RIDGE GARDENS - 25, 29 & 31 RIDGE AVENUE (SV-854)

18 Pursuant to the Rockland County Sanitary Code, Article XIII, Section 13.8.1, all multiple dwellings with three or more rental units must register and obtain a Multiple Dwelling Rental Certificate (MDRC). If this proposed multi-family dwelling meets the requirements of the Multiple Dwelling Rental Registry requirement, then the owner must register and obtain the MDRC. Failure to comply is a violation of Article XIII, which may result in penalties of \$2,000 per day.

19 The village must determine whether the merging of the existing lots can be accomplished through the filing of a deed, or if a subdivision application is required. A record of the lot merger must be filed with the County Clerk. If a subdivision is required, we request the opportunity to review the application. As required by the Rockland County Stream Control Act, a 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.

20 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.

21 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
- Rockland County Sewer District #1
- Rockland County Office of Fire and Emergency Services
- New York State Department of State
- Spring Valley Fire District
- Federal Emergency Management Agency

- Anthony R. Celentano P.L.S.
- Town of Ramapo
- Construction Expediting Inc.

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.

PARK RIDGE GARDENS - 25, 29 & 31 RIDGE AVENUE (SV-854)

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.

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 Miller
Deputy Commissioner

July 8, 2020

Spring Valley Zoning Board of Appeals
200 N. Main Street
Spring Valley, NY 10977

Tax Data: 50.77-2-10

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 12/6/2019

Date Review Received: 6/25/2020

Item: 2 **MARMAN PLACE (SV-998)**

A variance application to allow the construction of a two-family dwelling on 0.16 acres in the R-2 zoning district. Variances are requested for lot area, lot width, side yard, total side yard, rear yard, street frontage, and parking in the front yard.

The northern side of Marman Place, approximately 90 feet east of Paiken Drive

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 subject site does not meet the minimum lot area standard of 8,500 square feet required for a single-family residence, and provides less than three-quarters of the lot area required for a two-family dwelling. The lot itself is non-conforming for width, as well. The proposed two-family residence will require substantial yard variances to accommodate an oversized residential building on an undersized parcel. 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. A doubling of the residential density in this neighborhood of non-conforming parcels 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 site is particularly deficient in meeting these more stringent standards. We recommend that the required variances be denied, and that only a single-family residence be permitted.

2 MARMAN PLACE (SV-998)

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 proposed lot area is 71% of the required minimum. The lot width and street frontage are 61% and 87% of the minimums, respectively. The side and total side yards are deficient by 33% and the rear yard is deficient by 27%. 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. As indicated above, only a single-family dwelling can be constructed to maintain the integrity of the zoning ordinance.

3 The proposed parking spaces will require a continuous curb cut along the front property line and force vehicles to back out into the roadway over a sidewalk. This will create a hazardous situation for motorists and pedestrians, and demonstrates that the size of the parcel is incompatible with the proposed use and structure. The application must be disapproved and the property developed in a manner suitable for its size.

The following comments address our additional concerns about this proposal.

4 The Town of Ramapo is the reason this proposal was referred to this department for review. The municipal boundary is approximately 70 feet north 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.

5 A review must be completed by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.

6 The applicant must comply with all comments made by the Rockland County Sewer District No. 1 in their letter of December 21, 2017. In addition, an updated review must be completed by the District and all required permits obtained from them.

7 The application form indicates the property receives water service from United Water. The form must be corrected to Suez.

8 The map notes must include district information.

9 Section 255.22.C of the village zoning regulations exempts open porches and decks from yard and coverage requirements. The village must confirm that the proposed rear decks comply with this section and do not include any enclosed spaces.

2 MARMAN PLACE (SV-998)

10 In recent years, the Rockland County Planning Department has been raising as an issue significant discrepancies with the floor area ratio (FAR) provided on site plans. The attorney for the Village's ZBA wrote to the County explaining that the FAR does not include the basement if it is 7.5' or less in height. While we are cognizant of the definition for FAR regarding the basement height for the Village, we still have questions regarding the ratio provided on the plans. To date, we have still not received any plans that provide the needed information to make an informed decision regarding the FAR calculation. Given the information provided, we believe that this application has a noteworthy discrepancy with the FAR that must be addressed.

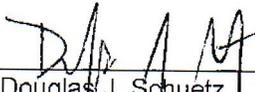
The site plan indicates that the proposed structure will have three stories and an FAR of 0.65. However, the site plan shows a building footprint of approximately 2,400 square feet. Assuming each story will have a gross floor area equal to the footprint, the proposed structure will have an overall gross floor area of approximately 7,200 square feet. This would result in an FAR of 1.02. Although this is an estimate, an FAR of 1.02 is 56% greater than the allowed maximum FAR of 0.65. The magnitude of this discrepancy requires further attention. The applicant must positively demonstrate that the proposed structure will conform to the Village's FAR requirement; an FAR calculation must be provided on the site plan. This calculation must include a floor by floor tally of gross floor area and, if applicable, a statement that the basement is exempt from FAR requirements due to its height. If the FAR exceeds the allowable 0.65, the variance application must be amended and the public hearing notice must be reissued. Any application that is revised due to an increase in FAR must be sent to this department for review.

11 The proposed residential building must comply with all requirements of the New York State Uniform Fire Prevention and Building Code. All stairs, entries, and window wells must be shown on the site plan to ensure that there is sufficient access to the building for firefighting purposes.

12 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 initially raised in the Executive Deputy Secretary of State's letter of July 15, 2016, and subsequently again in December 18, 2017, the proposed residential building must be held to the requisite minimum standards and comply with all requirements of this code.

13 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.

14 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
New York State Department of State
Rockland County Department of Health
Rockland County Sewer District #1

Anthony R. Ceientano P.E.
Town of Ramapo Planning Board

2 MARMAN PLACE (SV-998)

Rockland County Planning Board Members

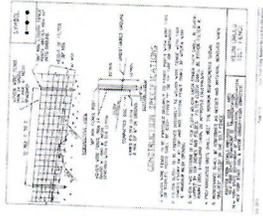
**NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

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.



LOT AREA: 10,000 SQUARE FEET
 TAX MAP DISCONTINUATION: 50.77.2.10

PROPOSED
 TWO
 FAMILY FOR
**AARON
 ABER**

TOWN OF RAMAPO, ROCKLAND COUNTY
 SPRING VALLEY, NEW YORK
 OCTOBER 23, 2014 SCALE: 1" = 10'

ANTHONY R. CELENTANO P.E.
 31 ROCKMAN ROAD
 RAMAPO, NY 10974
 845-235-5974 FAX 845-5974

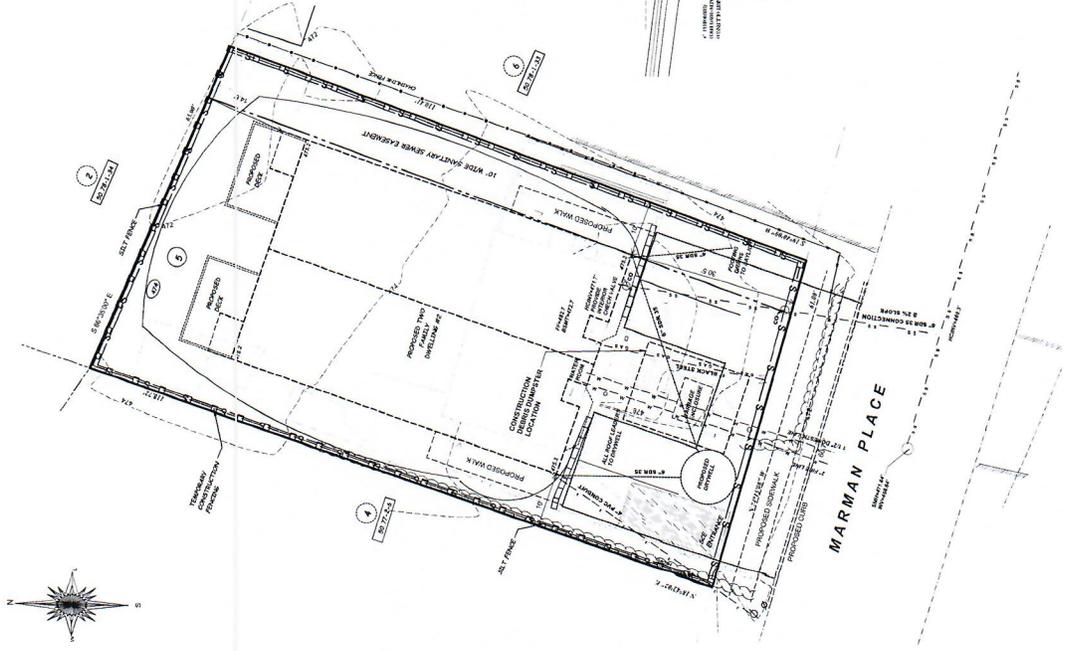
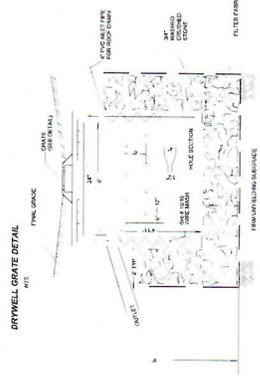
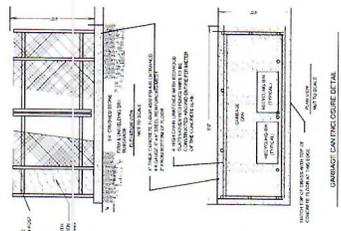
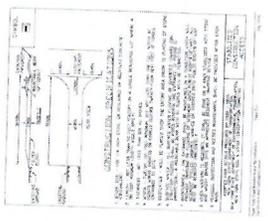
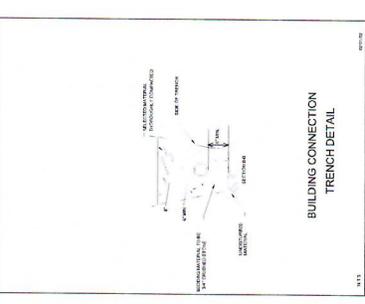
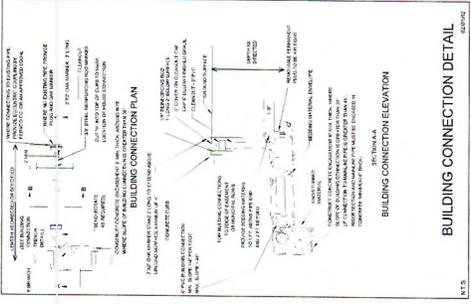
PROJECT NO. 1308244
 SHEET 002 OF 002

FAR CALCULATIONS
 UNIT 1: 2,302 SF
 UNIT 2: 2,302 SF
TOTAL = 4,604 SF

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

USE GROUP	LOT AREA (SQ FT)	MAX. GROSS FLOOR AREA (SQ FT)	MAX. GROSS FLOOR AREA PER LOT (SQ FT)	MAX. GROSS FLOOR AREA PER UNIT (SQ FT)	MAX. GROSS FLOOR AREA PER UNIT (SQ FT)	MAX. GROSS FLOOR AREA PER UNIT (SQ FT)	MAX. GROSS FLOOR AREA PER UNIT (SQ FT)	MAX. GROSS FLOOR AREA PER UNIT (SQ FT)	MAX. GROSS FLOOR AREA PER UNIT (SQ FT)
R-2	10,000	4,604	4,604	2,302	2,302	2,302	2,302	2,302	2,302

** MAXIMUM GROSS FLOOR AREA PER UNIT IS 2,302 SQ FT



RENEW LOT 5 BLOCK E ON A GRAY MAP BOTTLED
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
 AS MAP FILED BOOK 975 PAGE 887 ON 01/01/1996

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

August 5, 2020

Spring Valley Zoning Board of Appeals
200 N. Main Street
Spring Valley, NY 10977

Tax Data: 50.70-1-74.3

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 3/18/2020

Date Review Received: 7/22/2020

Item: *70 UNION ROAD (SV-1001)*

A variance application to allow an addition and conversion of an existing single-family dwelling to a two-family dwelling on a landlocked parcel with 0.23 gross acres (0.19 acres net) in the R-1A zoning district. Variances are requested for lot area, side yard, rear yard, and street frontage.

A landlocked parcel approximately 310 feet south of the eastern terminus of King Terrace

Reason for Referral:

Town of Ramapo, Pascack Brook

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:

****Recommend the following modifications***

1 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 proposed net lot area is 98% of the required minimum. The side and rear yards are deficient by 33% and no street frontage is provided. 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. The size of the addition must be reduced so as to minimize the extent of the required variances.

70 UNION ROAD (SV-1001)

2 The Town of Ramapo is one of the reasons this proposal was referred to this department for review. The municipal boundary is approximately 215 feet southwest and 465 feet north 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.

3 A review must be completed by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.

4 A review must be completed by the County of Rockland Sewer District No. 1 and all required permits obtained from them.

5 A review must be completed by the County of Rockland Drainage Agency and any required permits obtained from them.

6 The use of tandem parking spaces prevents egress for vehicles blocked by other vehicles and creates an inconvenient situation for residents. This layout will encourage residents to park vehicles off-site or, in this instance, within the access easement instead of in their designated spaces. This could potentially infringe upon the neighbors' ability to access their property and negates the purpose of on-site parking requirements. The tandem parking spaces must be reconfigured to allow independent access for all parking spaces.

7 A turnaround area must be provided for the two northern parking spaces.

8 The site plan indicates a box along the southern property line that is encroaching upon the property and parking space 1. If the box represents a structure, the site plan must be amended to indicate it is to be removed.

9 The application form indicates the property receives water service from United Water. The form must be corrected to Suez.

10 The parcel must be centered within the vicinity map.

11 An FAR calculation must be provided on the site plan that includes a floor by floor tally of gross floor area and, if applicable, a statement that the basement is exempt from FAR requirements due to its height.

12 Section 255.22.C of the village zoning regulations exempts open porches and decks from yard and coverage requirements. The village must confirm that the proposed rear deck complies with this section and does not include any enclosed spaces.

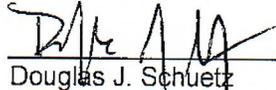
13 The proposed residential building must comply with all requirements of the New York State Uniform Fire Prevention and Building Code. All sidewalks, stairs, and window wells must be shown on the site plan to ensure that there is sufficient access to the building for firefighting purposes.

70 UNION ROAD (SV-1001)

14 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 initially raised in the Executive Deputy Secretary of State's letter of July 15, 2016, and subsequently again in December 18, 2017, the proposed residential building must be held to the requisite minimum standards and comply with all requirements of this code.

15 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.

16 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 Aian Simon, Spring Valley
Rockland County Department of Health
Rockland County Sewer District #1
Rockland County Drainage Agency
New York State Department of State

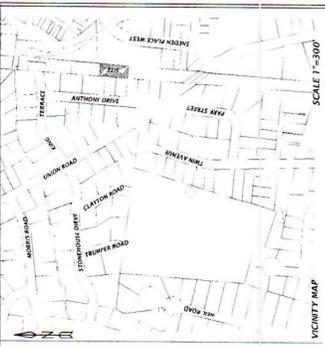
Anthony R. Celentano P.E.
Town of Ramapo Planning Board

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

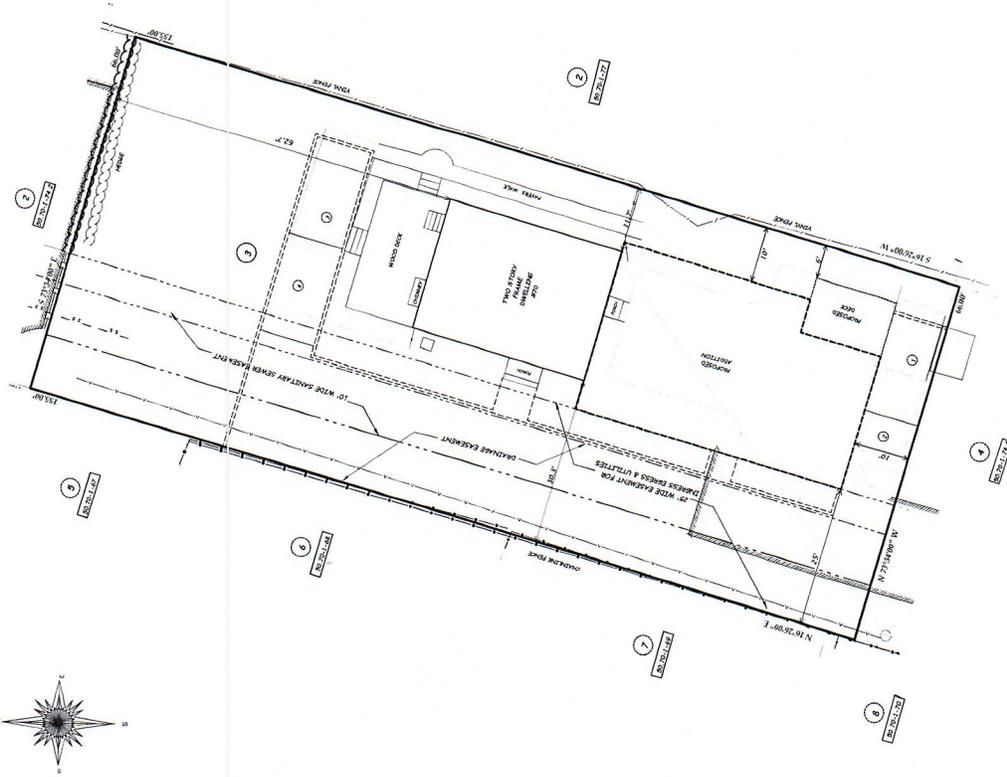
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- 1. EXISTING DISTRICT, ZONING AND HOUSING
- 2. EXISTING DISTRICT, ZONING AND HOUSING
- 3. EXISTING DISTRICT, ZONING AND HOUSING
- 4. EXISTING DISTRICT, ZONING AND HOUSING
- 5. EXISTING DISTRICT, ZONING AND HOUSING
- 6. EXISTING DISTRICT, ZONING AND HOUSING
- 7. EXISTING DISTRICT, ZONING AND HOUSING
- 8. EXISTING DISTRICT, ZONING AND HOUSING
- 9. EXISTING DISTRICT, ZONING AND HOUSING

FILE NO. 2020-0017-1
 PROPOSED
 ADDITION
 TWO
 FAMILY FOR
 70 VNVION RD

TOWN OF RAMAPO, ROCKLAND COUNTY
 SPRING VALLEY, NEW YORK
 MARCH 18, 2020 SCALE: 1" = 10'
 0 10 20 30
 ANTHONY R. CELENTANO P.E.
 PROFESSIONAL ENGINEER
 70 VNVION RD
 RAMAPO, NY 10984
 845 829 5250 FAX 845 829 5974
Anthony R. Celentano JICR16284



**ZONE: R-1A TWO FAMILY
 BULK REQUIREMENTS DETACHED DWELING**

REQUIREMENT	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
	HEIGHT	HEIGHT	AREA	AREA	AREA	AREA	AREA	AREA
MAXIMUM HEIGHT	35'	35'	1,500 SQ. FT.					
MINIMUM HEIGHT	8'	8'	1,500 SQ. FT.					
MINIMUM AREA	1,500 SQ. FT.							
MAXIMUM AREA	1,500 SQ. FT.							
MINIMUM SETBACK	5'	5'	5'	5'	5'	5'	5'	5'
MAXIMUM SETBACK	5'	5'	5'	5'	5'	5'	5'	5'
MINIMUM FRONT SETBACK	5'	5'	5'	5'	5'	5'	5'	5'
MINIMUM SIDE SETBACK	5'	5'	5'	5'	5'	5'	5'	5'
MINIMUM REAR SETBACK	5'	5'	5'	5'	5'	5'	5'	5'
MINIMUM DRIVEWAY WIDTH	10'	10'	10'	10'	10'	10'	10'	10'
MINIMUM DRIVEWAY LENGTH	10'	10'	10'	10'	10'	10'	10'	10'
MINIMUM DRIVEWAY AREA	100 SQ. FT.							
MINIMUM DRIVEWAY WIDTH TO ROAD	10'	10'	10'	10'	10'	10'	10'	10'
MINIMUM DRIVEWAY LENGTH TO ROAD	10'	10'	10'	10'	10'	10'	10'	10'
MINIMUM DRIVEWAY AREA TO ROAD	100 SQ. FT.							
MINIMUM DRIVEWAY WIDTH TO DRIVEWAY	10'	10'	10'	10'	10'	10'	10'	10'
MINIMUM DRIVEWAY LENGTH TO DRIVEWAY	10'	10'	10'	10'	10'	10'	10'	10'
MINIMUM DRIVEWAY AREA TO DRIVEWAY	100 SQ. FT.							

LOT AREA = 1,020 SQUARE FEET - 1,020 SQ. FT. (10' x 102')
 SETBACKS: 5' FRONT, 5' SIDE, 5' REAR
 DRIVEWAY: 10' x 10' (100 SQ. FT.)
 DRIVEWAY AREA: 100 SQ. FT.
 DRIVEWAY WIDTH TO ROAD: 10'
 DRIVEWAY LENGTH TO ROAD: 10'
 DRIVEWAY AREA TO ROAD: 100 SQ. FT.
 DRIVEWAY WIDTH TO DRIVEWAY: 10'
 DRIVEWAY LENGTH TO DRIVEWAY: 10'
 DRIVEWAY AREA TO DRIVEWAY: 100 SQ. FT.



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 Miller
Deputy Commissioner

July 10, 2020

Spring Valley Zoning Board of Appeals
200 N. Main Street
Spring Valley, NY 10977

Tax Data: 49.68-1-45

Re: GENERAL MUNICIPAL LAW REVIEW: Section 239 L and M

Map Date: 4/6/2020

Date Review Received: 7/2/2020

Item: *GLEAMSTONE EQUITIES LLC - 22 SAM LAW DRIVE (SV-999)*

A variance application to construct an addition and convert an existing single-family dwelling to a two-family dwelling on a corner lot with 0.23 acres in the R-1A zoning district. Variances are requested for front yard (Dana Road), side yard, and rear yard.

The northwestern corner of Sam Law Drive and Dana Road

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:

****Recommend the following modifications***

1 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 (Dana Road) front yard, side yard, and rear yard are deficient by 38%, 33%, and 36%, respectively. 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. The size of the addition must be reduced so as to minimize the extent of the required variances.

GLEAMSTONE EQUITIES LLC - 22 SAM LAW DRIVE (SV-999)

2 The Town of Ramapo is the reason this proposal was referred to this department for review. The municipal boundary is approximately 420 feet east and 465 feet south 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.

3 A review must be completed by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.

4 A review must be completed by the County of Rockland Sewer District No. 1 and all required permits obtained from them.

5 The architectural plans provided by Hy Garfinkel, dated March 26, 2020, indicate that the proposal will result in a total of three dwelling units. The existing structure, the basement level of the proposed addition, and the first and second floors of the proposed addition each contains a full kitchen, full bathrooms and bedrooms. They all have separate entries and are physically separated from the other units. All three spaces conform to the Village's definition of a dwelling unit. Multifamily dwellings are not permitted within the R-1A zoning district. The application must be amended to eliminate one of the kitchens within the proposed addition and the Village shall be satisfied that the proposal will be constructed and used as a two-family dwelling only.

6 Section 255.22.C of the village zoning regulations exempts open porches and decks from yard and coverage requirements, but requires that all decks maintain a minimum distance of five feet from all property lines. The proposed rear deck must be shortened to comply with the five-foot minimum distance requirement.

7 The site plan indicates that the rear deck is located above parking space 4. The applicant must demonstrate that the revised deck (having been shortened to comply with the requirements of section 255.22.C) and its support structures, do not encroach upon the parking space. The parking space must be free of all obstacles and a minimum of seven feet of clearance must be provided.

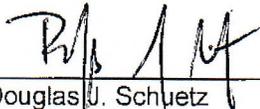
8 The application form indicates the property receives water service from United Water. The form must be corrected to Suez.

9 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 initially raised in the Executive Deputy Secretary of State's letter of July 15, 2016, and subsequently again in December 18, 2017, the proposed residential building must be held to the requisite minimum standards and comply with all requirements of this code.

GLEAMSTONE EQUITIES LLC - 22 SAM LAW DRIVE (SV-999)

10 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.

11 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. Schjetz
Acting Commissioner of Planning

cc: Mayor Alan Simon, Spring Valley
Rockland County Department of Health
Rockland County Sewer District #1
New York State Department of State

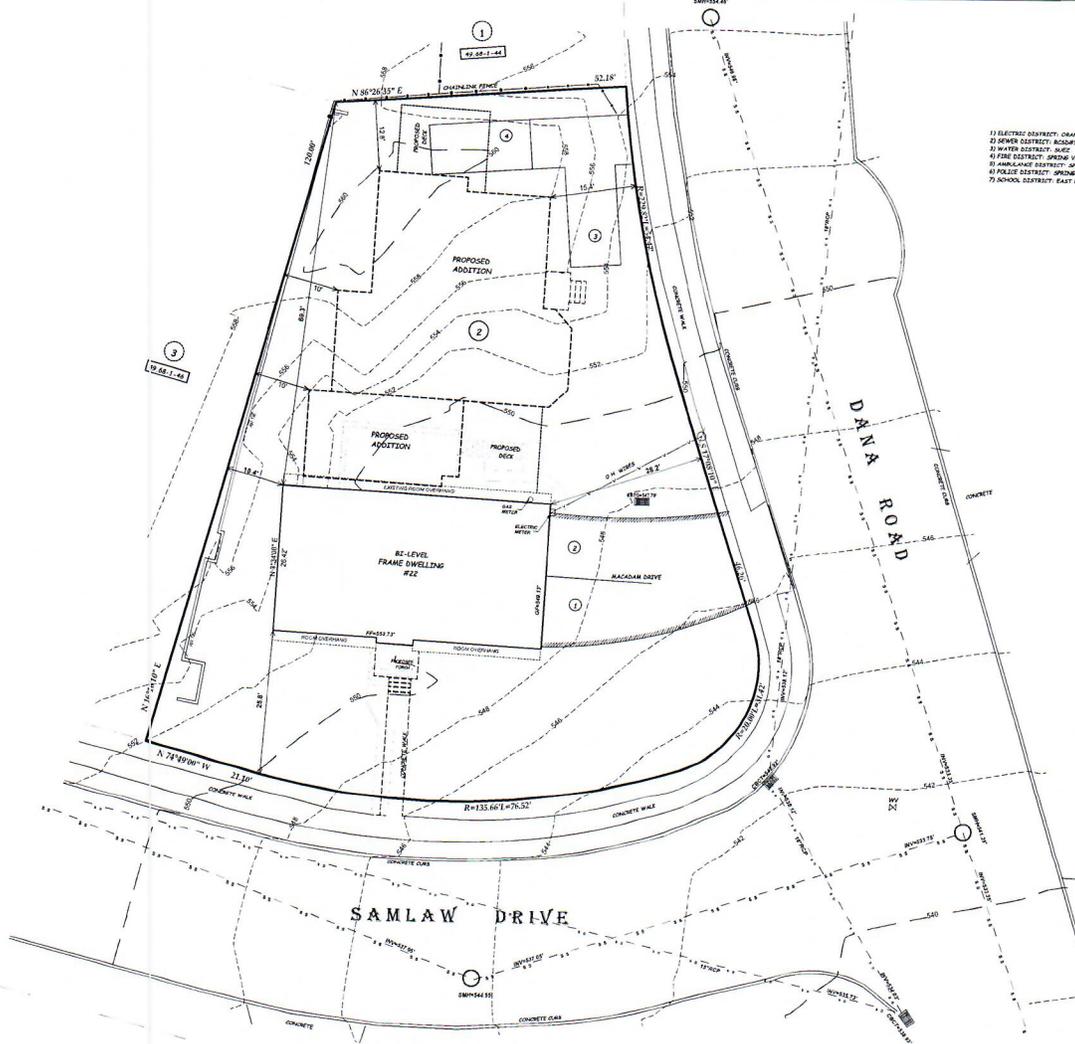
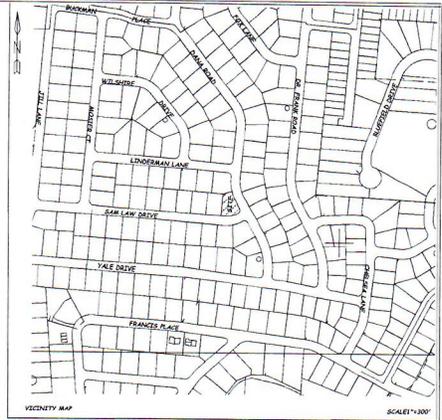
Anthony R. Celentano P.E.
Town of Ramapo Planning Board

**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.



- 1) ELECTRIC DISTRICT: ORANGE AND ROCKLAND
- 2) SEWER DISTRICT: ROCKY
- 3) WATER DISTRICT: SUZ
- 4) FIRE DISTRICT: SPRING VALLEY
- 5) PARKLAND DISTRICT: SPRING HILL
- 6) POLICE DISTRICT: SPRING VALLEY
- 7) SCHOOL DISTRICT: EAST RAMAPO

BULK REQUIREMENTS ZONE: R-1A TWO FAMILY

USE GROUP	MINIMUM LOT AREA (SQUARE FEET)	LOT WIDTH (FEET)	LOT DEPTH (FEET)	FRONT YARD (FEET)	REAR YARD (FEET)	SIDE YARD (FEET)	MAXIMUM BUILDING HEIGHT (FEET)	MAXIMUM FLOOR AREA RATIO (FAR)	PARKING	STREET FRONTAGE (FEET)
RESIDENTIAL C	8,500 SF	30'	25'	15'	20'	5'	35'	0.6	4	70'
PROPOSED C	10,140 SF	103.1'	126.9'	25.4'	16.4'	10"	12.4'	N/A	3 STORIES	0.63

* VARIANCE REQUIRED



TOWN MAP DESIGNATION: 49.68-1-45
PROPOSED ADDITION FOR
22 SAMLAW DR

TOWN OF RAMAPO, ROCKLAND COUNTY
 REV 4/8/20
 MONSEY, NEW YORK

APRIL 8, 2019 SCALE: 1" = 10'

ANTHONY R. CELENTANO P.E.
 31 ROSMAN ROAD
 THIELS, N.Y. 10984
 845-425-5230 FAX 425-5974

Anthony R. Celentano JCB76224

LOT AREA = 10,140.97 SQUARE FEET
 BEING LOT 2 BLOCK 8 U ON A CERTAIN MAP ENTITLED
 SECTION 84, BLEDENSBY HILL
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
 AS MAP #232 BOOK #72 PAGE #30 ON 01/25/1967.

NOTES:
 1) THIS PLAN IS PREPARED FOR THE CLIENT'S INFORMATION ONLY. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2) THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3) THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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