

AGENDA:

**Village of Spring Valley  
Zoning Board Agenda  
October 14<sup>th</sup>, 2020**

**Zoning Board Members**

- Moshe Hopstein, Chairman
- Ghulam Fani, Vice Chairman
- Eli Solomon
- Martha Patrick
- Simon Deutsch
- Abel Torres-Rivera

- A. Call to Order  
B. Pledge of Allegiance

**Valley Springs Apartments (103 N. Main St)-Continued**

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.**

**14 Memorial Park Drive-Continued**

The subject property is located on the east side of Memorial Park Drive, approx. 285 ft north of Allison St in a R-2 zone. The property is designated on the Town of Ramapo Tax Map as section 57.32 block 1 lot 1. The applicant is seeking variances for a proposed Two Lot subdivision with two family dwelling on each lot. The requested variances are as follows: Lot Area: 10,000 sf required, 5,442 sf provided (Lot 1), 10,000 sf required, 5,152 sf provided(Lot 2); Lot Width: 100 ft required, 50 ft provided(Lot 1), 100 ft required, 50 ft provided(Lot 2); Street Frontage: 70 ft required, 50 ft provided (Lot 1), 70 ft required, 50 ft provided(Lot 2); Front Yard: 25 ft required, 18.7 ft provided (Lot 2); Side Yard: 15 ft required, 10 ft provided (Lot 1), 15 ft required, 10 ft provided (Lot 2); Rear Yard: 20 ft required, 15 ft provided(Lot 1), 20 ft required, 15 ft provided(Lot 2); Total Side Yard:30 ft required, 20 ft provided(lot 1), 30 ft required, 20 ft provided(Lot 2) FAR: Max allowed .65, .93 proposed (Lot 1); Max allowed .65 required, 1.18 provided.

**Applicant: Joel Fekete**

**41 Rose Ave**

The subject property is located on the west side of Rose Ave, approx. 300 ft south of Fred Hecht Dr. in a PRD zone. The property is designated on the Town of Ramapo Tax Map as section 57.24 block 1 lot 48. The applicant is seeking variances for a proposed multi-family dwelling. The requested variances are as follows: Lot Area: 20,000 sf required, 15,000 sf provided; Lot Width: 150 ft required, 100 ft provided; Front Yard: 30 ft required, 27 ft provided; Side Yard: 20 ft required, 15 ft provided (Building) 20 ft required, 10 ft provided (deck); Rear Yard: 50 ft required, 43 ft provided; Units Per Acre: Max allowed 6.19, 9 proposed

**Applicant: 41 Rose NY LLC**



**VALLEY SPRING APARTMENTS - 103 NORTH MAIN STREET (SV-696C)**

1 This proposal requires significant variances for the number of units allowed on a site of this size and the number of parking spaces provided, despite utilizing the substantially less restrictive bulk requirements of the Downtown Urban Renewal Overlay District. The Village zoning regulations authorize the Zoning Board of Appeals to "vary or modify the strict letter of this chapter, where its literal interpretation would cause practical difficulties or unnecessary hardships..." The subject property is a regularly-shaped parcel with sufficient lot area for multi-family use. There are no unusual conditions or hardships associated with this property for which a variance would be necessary to grant relief. The application, therefore, does not represent a request for relief from a hardship, but rather is a request to overdevelop the property. Bulk requirements, such as limits on the number of residential units per acre, serve an important and necessary function, and should not be dismissed without cause or the identification of a legitimate hardship. We recommend that this application be disapproved, the size and number of units be reduced, and that the property be developed within the requirements of the village zoning regulations.

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 number of units exceeds the maximum number allowed on a parcel of this size by 272%. 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 application must be disapproved, and the property developed within its capacity.

3 Village officials have previously expressed concern to this department about the increasing traffic congestion along the Route 45 corridor and its impact on emergency services' response time. In direct contradiction to these concerns, the Village's Zoning Board of Appeals overrides our GML recommendations by granting variances to allow increased residential density. Land use and traffic generation are not mutually exclusive concepts. If more intense uses are permitted, additional traffic will be generated causing increased congestion on the roadway network, and further hampering the response time of emergency vehicles. Due to the proposed residential density, and the project's proximity to Route 45, the application must be disapproved.

4 This project requires over a 33% variance to reduce the number of parking spaces from 101 to 67. Not only are one-third fewer parking spaces proposed, but the parking layout depicted on the site plan has several deficiencies, which will impair traffic flow through the site and reduce the functional number of spaces. No turnaround area is provided for space 25. Parking spaces 12, 34, and 67 are located in close proximity to the accessway, creating a conflict between vehicles using these spaces and vehicles entering the site. Space 24 is depicted as a parallel-parking space, but there is no accessway from which to back into the space on the site plan SP-1 by Bart M. Rodi. These deficiencies arise from attempting to provide more parking spaces than can be reasonably accommodated on an undersized site. Because of these inadequacies, the application must be disapproved.

The following comments address our additional concerns about this proposal.

5 The proposed structure is 142.5' in length and will extend 64.5' above North Main Street to the roof parapet. Although these dimensions are compliant with the bulk requirements of the Downtown Urban Renewal District, the structure is located on the North Main Street property line, and creates a massive, undifferentiated block along an active highway. Other similarly sized structures along the North Main Street corridor are three to four stories in height, recessed from property lines, and provide architectural features to help break up their facades. The proposed structure will be out of scale with the surrounding neighborhood and will have a negative impact on the North Main Street streetscape. The structure must be redesigned to mitigate these impacts by reducing the number of stories, providing architectural features to break up its façade, and providing recesses from the property line.

6 A review shall be completed by the New York State Department of Transportation and any required permits obtained.

**VALLEY SPRING APARTMENTS - 103 NORTH MAIN STREET (SV-696C)**

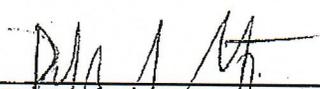
- 7 A review must be completed by the Rockland County Department of Health to ensure compliance with Article XIX (Mosquito Control) of the Rockland County Sanitary Code.
- 8 A review must be completed by the County of Rockland Sewer District No. 1 and all required permits obtained from them.
- 9 A review 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. A fire truck circulation plan must be provided. Fire lanes and fire connections must be depicted on the site plan and must be unimpeded by parked vehicles in order to maintain emergency access.
- 10 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.
- 11 The structure is labelled on the site plan as having five stories. However, the bulk table indicates that the proposed structure will have six stories. The site plan must be amended to include the average grade calculations necessary to determine whether or not the basement level meets the Village's definition of a story, and the bulk table or the site plan label must be corrected, as appropriate.
- 12 The bulk table indicates that 100 parking spaces are required. With 1.5 spaces required per unit, the required number of spaces for 67 units is 100.5, which must be rounded up to 101 spaces. The bulk table must be corrected. The public hearing notice must be corrected so that the extent of the variance is accurately depicted.
- 13 The site plan shall contain map notes, including district information. In addition, the vicinity map provided on sheet SP-1 highlights the incorrect parcels and the roadway names cannot be deciphered. The vicinity map must be amended to highlight the correct parcels and provide legible street labels.
- 14 The site plan must be amended to include a pedestrian crosswalk across Madison Avenue for residents using the parking spaces on the western portion of the property.
- 15 The pavement marking indicated on the site plan on the western side of parcel 57.31-1-7, as well as the sheet A-002.00 of the architectural plans provided by WQB Architecture PLLC, appear to depict that the parking accessway is proposed to connect to parcel 57.31-1-19 to the south. Clarification must be provided as to whether parking circulation will extend into the neighboring parcel. If this is proposed, then parcel 57.31-1-19 must be completely depicted on the site plan and access easements provided. If not, then the parking area boundary along the southern property line must be delineated, showing the full extent of its design.
- 16 Sheet SP-1 of the site plan illustrates one entryway along North Main Street at the northeastern corner of the building. Architectural drawing A-001.00 shows two entrances along Main Street at the middle and southern end of the façade. All materials must be consistent. The applicant must clarify the location of all entrances and the appropriate materials must be corrected.
- 17 The rendering shown on architectural drawing G-002 does not illustrate the same parking and landscaping configurate as sheet SP-1 of the site plan. In addition, the rendering displays a larger fourth floor terrace than what is depicted on architectural drawing A-004.00. All materials must be consistent. The rendering must be amended to match the site plan and architectural drawings so that it provides an accurate visualization of the project.

**VALLEY SPRING APARTMENTS - 103 NORTH MAIN STREET (SV-696C)**

18 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.

19 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.

20 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.

  
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Douglas J. Schuetz  
Acting Commissioner of Planning

cc: Mayor Alan Simon, Spring Valley  
New York State Department of Transportation  
New York State Department of State  
Rockland County Department of Health  
Rockland County Sewer District #1  
Rockland County Office of Fire and Emergency Services  
Spring Valley Fire District  
  
Bart M. Rodi

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.*

**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*

February 13, 2020

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

**Tax Data:** 57.32-1-1

**Re: GENERAL MUNICIPAL LAW REVIEW:** Section 239 L and M  
**Map Date:** 4/5/2019

**Date Review Received:** 1/17/2020

**Item:** 14 MEMORIAL PARK DRIVE (SV-971A)

Variances to permit a two-lot subdivision of a 0.28-acre parcel in the R-2 zoning district. A two family dwelling is proposed on each lot. Both lots require variances for lot area, lot width, street frontage, side yard, rear yard, total side yard, and floor area ratio. The parcel is partially located within the FEMA floodplain.

Eastern side of Memorial Park Drive, approximately 435 feet south of Columbus Avenue

**Reason for Referral:**

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:

***\*Disapprove***

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

## **14 MEMORIAL PARK DRIVE (SV-971A)**

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 overutilization of this site is further exacerbated by the environmental constraints imposed by its location within a floodplain. The proposed net lot areas are 54% and 52% of the required minimums. Both lot widths are 50% of the minimum. The street frontage is only 71% of the required minimum. The side and total side yards for both lots are deficient by 33%, and their rear yards are deficient by 25%. The proposed floor area ratios exceed the maximum limit by 17%. The ability of the existing infrastructure to accommodate increased residential density on environmentally constrained, 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. Village officials have previously expressed concern to this department about the increasing traffic congestion along the Route 45 corridor and its impact on emergency services' response time. In direct contradiction to these concerns, the Village's land use boards override our GML recommendations and allow increased residential density on undersized lots such as the subject site. Land use and traffic generation are not mutually exclusive concepts. If more intense uses are permitted, additional traffic will be generated causing increased congestion on the roadway network, and further hampering the response time of emergency vehicles. The Village must consider the cumulative and regional impacts of permitting such development. As indicated above, this application must be denied and only a single two-family dwelling can be constructed to maintain the integrity of the zoning ordinance.

The following comments address our additional concerns about this 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 The applicant must comply with all comments made by the Rockland County Sewer District No. 1 in their letter of January 3, 2020.
- 5 As per the June 25, 2019 letter from the Rockland County Drainage Agency, the subject site is within the jurisdiction of the RCDA and a permit from them is required for developments within the site.
- 6 As required by the Rockland County Stream Control Act, the subdivision plan must be reviewed and signed by the Chairman of the Rockland County Drainage Agency before the County Clerk can accept the plan to be filed.
- 7 The designated 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.
- 8 When our department previously reviewed the proposal for the subdivision of this parcel on July 1, 2019, the proposed floor area ratio was 1.2 for both lots. It has since been reduced to 0.76 for both lots, however no changes on the site plan have been made to either structure. It must be explained as to how the floor area ratio has been reduced, as we believe it is being understated. Because of this, the calculation for floor area ratio must be shown on the site plan. If it is being understated, a new variance application must be submitted for the greater floor area ratio.
- 9 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 instead of in their designated spaces and negates the purpose of on-site parking requirements. The tandem parking spaces must be reconfigured to allow independent access for all parking spaces.
- 10 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.

**14 MEMORIAL PARK DRIVE (SV-971A)**

11 The proposed residential buildings must comply with all requirements of the New York State Uniform Fire Prevention and Building Code. All sidewalks, 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. In addition, It must be demonstrated that these features will not impact yard requirements or parking maneuverability.

12 The site plan provided with this application has a date of April 5, 2019. That is the same date as the site plan provided for our previous review, dated July 1, 2019, as mentioned above. However, the bulk table has been updated since the previous review. A revision table must be provided that states the most recent date the site plan has been revised.

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

14 The map notes shall include district information. The applicant's engineer has been reminded of the importance of including such details.

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 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.

16 As per Section 255-28.J of the Village's zoning regulations, developments within the Floodplain Overlay District require special permit approval by the Village Board. We request the opportunity to review the special permit application, and any other variances that may be needed, as required by New York State General Municipal Law.

17 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.

18 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  
Federal Emergency Management Agency  
New York State Department of State  
Rockland County Department of Health  
Rockland County Drainage Agency  
Rockland County Sewer District #1  
  
Anthony R. Celentano P.L.S.

**14 MEMORIAL PARK DRIVE (SV-971A)**

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.*

*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.*



# Rockland County

Ed Day, Rockland County Executive

## DEPARTMENT OF PLANNING

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

**Douglas J. Schuetz**  
Acting Commissioner

**Arlene R. Miller**  
Deputy Commissioner

December 20, 2019

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

Tax Data: 57.24-1-48

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

Map Date: 10/22/2019

Date Review Received: 11/14/2019

Item: **41 ROSE AVENUE (SV-756E)**

Variations to permit the construction of a 12-family dwelling on 0.344 acres in the PRD zoning district. Variations are required for lot area, lot width, front yard, side yard, rear yard, floor area ratio, number of parking spaces, parking space size, and units per acre. A special permit from the Village Board is also requested for the multi-family dwelling.

West side of Rose Avenue, approximately 184 feet north of Fred Hecht Drive

### Reason for Referral:

Towns of Clarkstown and 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 provides only 75% of the lot area required for a multi-family dwelling. The lot itself is non-conforming for width, as well. The proposed multi-family residence will require substantial yard variations to accommodate an oversized residential building on an undersized parcel. The surrounding neighborhood is characterized by similarly-sized parcels. Granting these bulk variations 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. Because multi-family residences are permitted by special permit in the PRD zoning district, they are subject to stricter bulk requirements. This site is particularly deficient in meeting these more stringent standards. The required variations must be denied, and the size of the building be scaled back to more conform to the standards of the PRD zoning district.

**41 ROSE AVENUE (SV-756E)**

2 The Village zoning regulations authorize the Zoning Board of Appeals to "vary or modify the strict letter of this chapter, where its literal interpretation would cause practical difficulties or unnecessary hardships..." The subject property is a regularly-shaped site with sufficient lot area for multi-family use. There are no unusual conditions or hardships associated with this property for which a variance would be necessary to grant relief. The application, therefore, does not represent a request for relief from a hardship, but rather is a request to overdevelop the property. Bulk requirements, such as minimum yard size and limits on the number of residential units per acre, serve an important and necessary function, and should not be dismissed without cause or the identification of a legitimate hardship. We recommend that this application be disapproved, and that the property be developed within the requirements of the village zoning regulations.

3 Permitting development that does not comply with the applicable bulk standards can set an undesirable land use precedent and result in the overutilization of individual sites. The lot area is 75% of the required minimum while the lot width is deficient by 34%. The front yard and side yard are both only 50% of the required minimum and the rear yard is 86%. The floor area ratio exceeds the maximum permitted amount by 10%. In addition, 12 units are proposed when only 6.19 are permitted on the site; nearly double the allowed density. 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, we recommend the variances be denied and the number of units reduced .

The following comments address our additional concerns about the proposal:

4 The Towns of Clarkstown and Ramapo are the reason this proposal was referred to this department for review. The municipal boundaries of Clarkstown and Ramapo are approximately 210 feet east of the site. The municipal boundary of Ramapo is the site. 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 Towns of Clarkstown and 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 Towns of Clarkstown and Ramapo must be considered and satisfactorily addressed, as well as any additional concerns about the proposal.

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

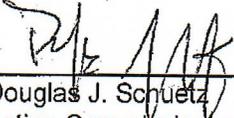
6 A review must be completed by the County of Rockland Sewer District No. 1, any comments or concerns addressed, and all required permits obtained.

7 The proposed residential building must comply with all requirements of the New York State Uniform Fire Prevention and Building Code.

8 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.

**41 ROSE AVENUE (SV-756E)**

- 9 It must be indicated if the multi-family building is intended to be of a condominium use or not.
- 10 The application form indicates the property receives water service from United Water. The form must be corrected to Suez.
- 11 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.
- 12 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 Office of Fire and Emergency Services  
Rockland County Sewer District #1  
Spring Valley Fire District  
  
Anthony R. Celentano P.E.  
Towns of Clarkstown and Ramapo

Rockland County Planning Board Members

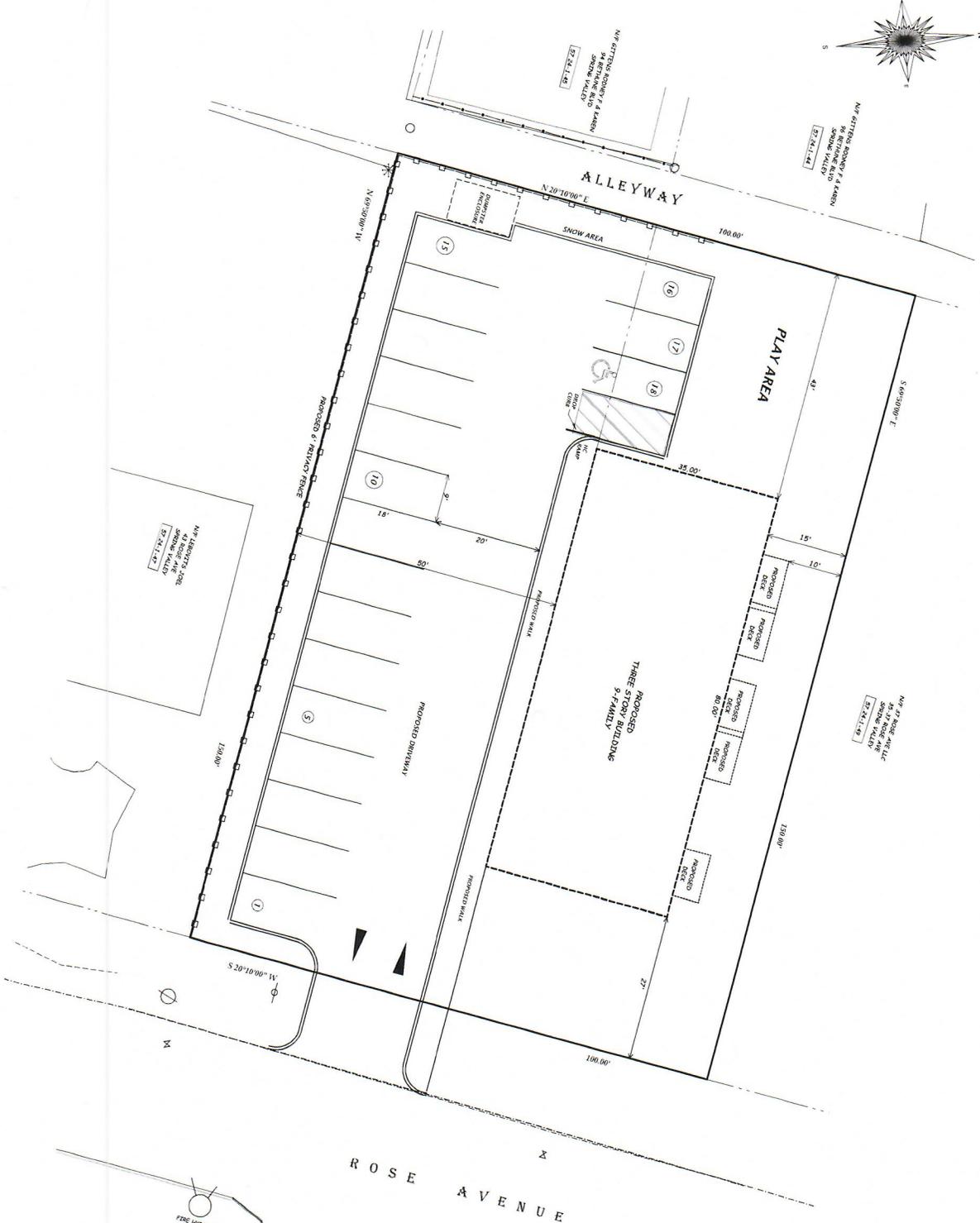
*\*NYS General Municipal Law Section 239 requires a vote of a 'majority plus one' of your agency to act contrary to the above findings.*

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

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

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

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



PLANNING DEPARTMENT, 200 PARKWAY, 20

**BULK REQUIREMENTS**

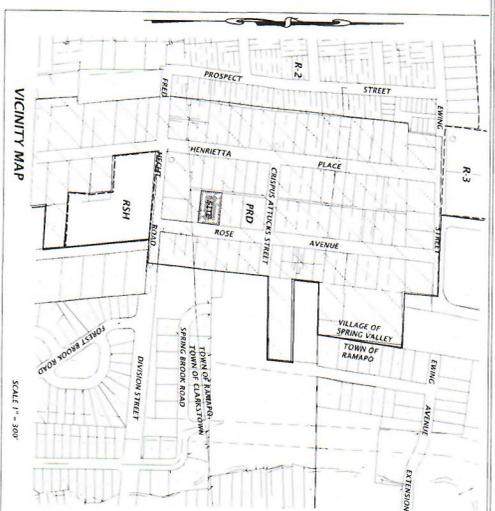
USE GROUP	MIN. LOT AREA	LOT WIDTH	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK
RESIDENTIAL	20,000	120	20	20	20	20	20	20	20	20	20	20	20	20
COMMERCIAL	10,000	100	20	20	20	20	20	20	20	20	20	20	20	20

**MULTIFAMILY DWELLING ZONE: PRD**

USE GROUP	MIN. LOT AREA	LOT WIDTH	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK
RESIDENTIAL	20,000	120	20	20	20	20	20	20	20	20	20	20	20	20
COMMERCIAL	10,000	100	20	20	20	20	20	20	20	20	20	20	20	20

**VARIANCE REQUIRED**

USE GROUP	MIN. LOT AREA	LOT WIDTH	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK
RESIDENTIAL	20,000	120	20	20	20	20	20	20	20	20	20	20	20	20
COMMERCIAL	10,000	100	20	20	20	20	20	20	20	20	20	20	20	20



ROSE AVENUE

- NOTES:
1. SHEET 5, MAP 27, BLOCK 1, LOT 14 IS SHOWN ON MAP OF SPRING VALLEY TIA MAP.
  2. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL DEVELOPMENT.
  3. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL DEVELOPMENT.
  4. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL DEVELOPMENT.
  5. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL DEVELOPMENT.
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  11. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL DEVELOPMENT.
  12. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL DEVELOPMENT.
  13. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL DEVELOPMENT.
  14. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL DEVELOPMENT.
  15. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL DEVELOPMENT.
  16. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL DEVELOPMENT.
  17. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL DEVELOPMENT.
  18. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL DEVELOPMENT.



TAX MAP DESIGNATION: 5144-B  
 LAYOUT PLAN  
 FOR  
**BUKSBAM**

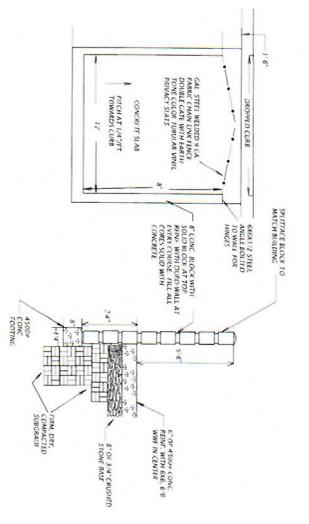
TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK

SCALE: 1" = 10'

ANTHONY R. CELENTANO P.E.  
 31 ROCKAWAY ROAD  
 NEW YORK, NY 10924

RECORD LOT 15 & 16 ON A CERTAIN MAP ENTITLED "BUKSBAM" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #449 ROCK 222 PAGE #412 ON 4/17/1995

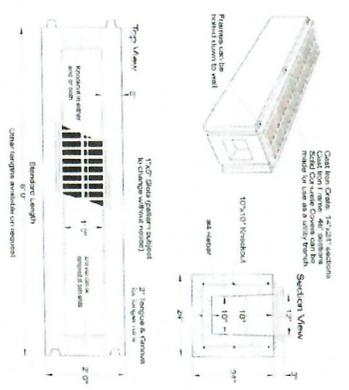




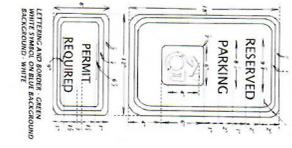
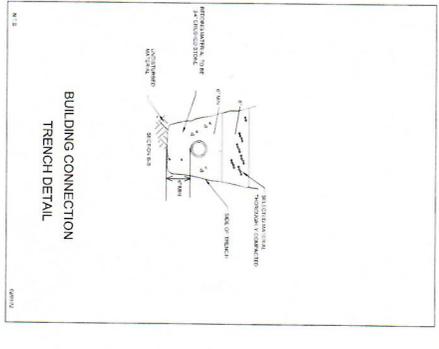
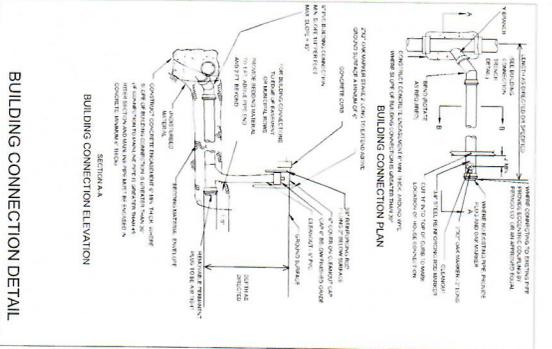
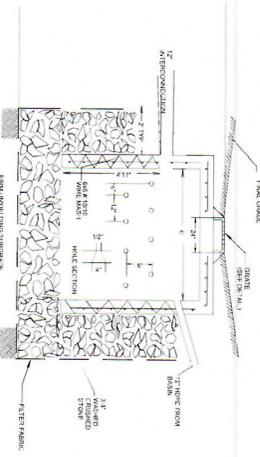
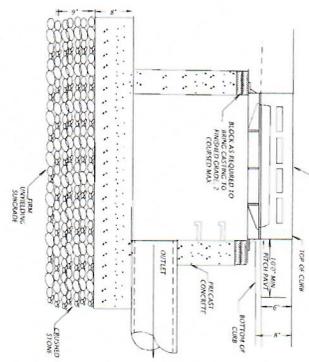
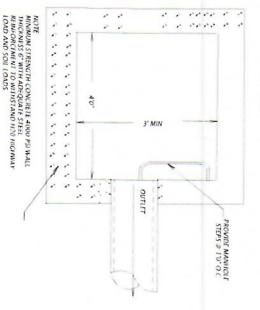
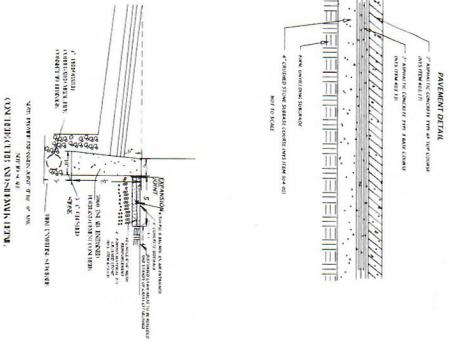
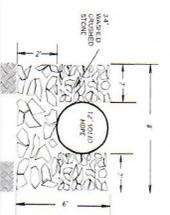
**NOTES**

1. ALL DIMENSIONS SHALL BE EXCLUSIVE UNLESS OTHERWISE NOTED.
2. ALL MATERIALS SHALL BE EXCLUSIVE UNLESS OTHERWISE NOTED.
3. ALL MATERIALS SHALL BE EXCLUSIVE UNLESS OTHERWISE NOTED.
4. ALL MATERIALS SHALL BE EXCLUSIVE UNLESS OTHERWISE NOTED.

**CARRIAGE DIMPSTER DETAIL**  
N.T.S.



**PRECISE PRECAST PANEL**  
SECTION CARRY MODEL TD-10  
MANUFACTURED BY  
VINCIANO'S CONCRETE PRODUCTS, INC.  
1000 LINDEN ROAD, SUITE 100  
ROCKY HILL, CT 06109  
PHONE: 860-261-1000  
FAX: 860-261-1001  
WWW.VINCIANO.COM  
Page 11, 12, 13, 14, 15



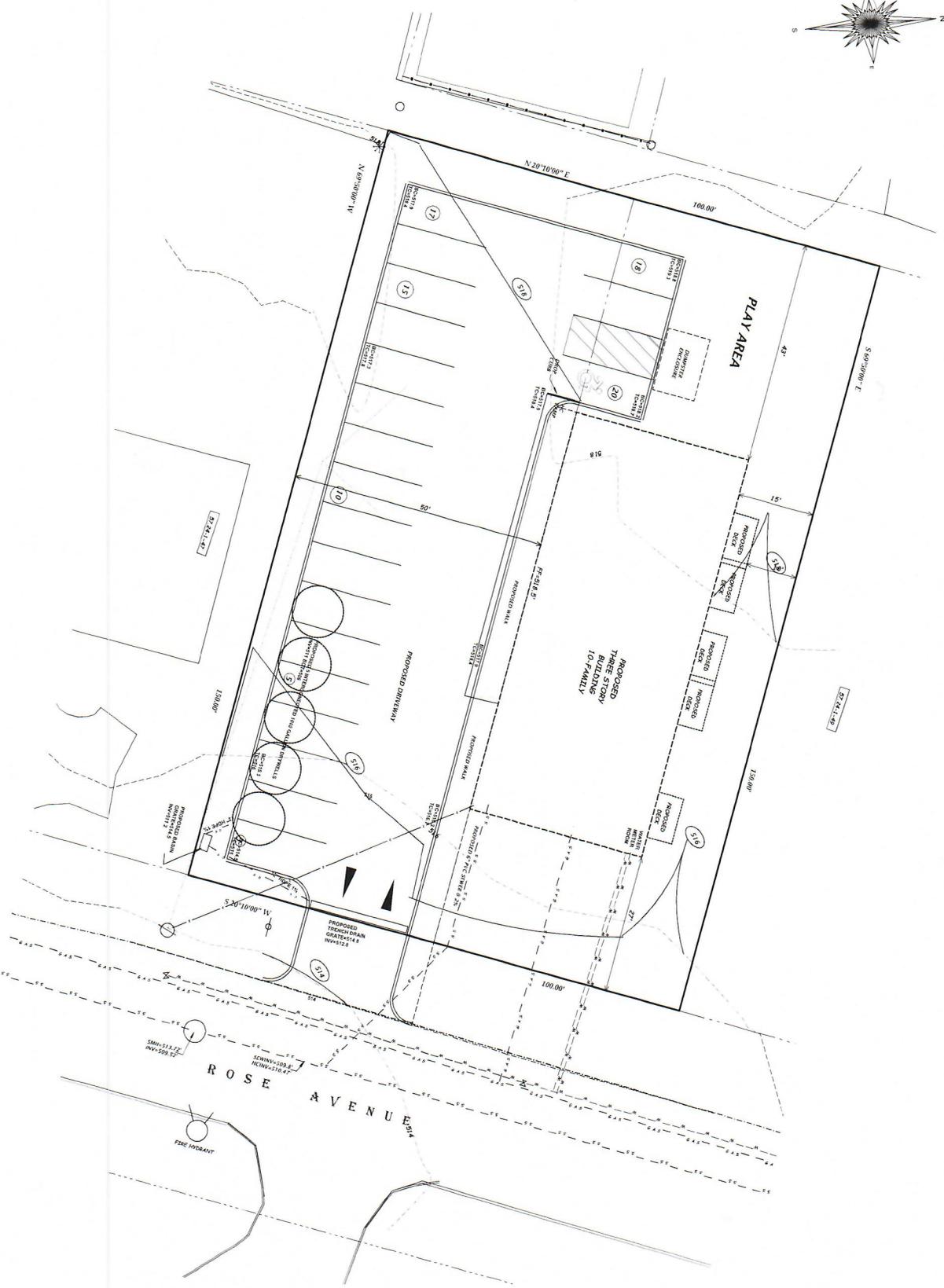
NO.	DATE	REVISION	DESCRIPTION
1	06/22/2009	REVISED	REVISED
2	07/18/2010	REVISED	REVISED



TAX MAP DISCONTINUATION 97-246-48  
DETAIL SHEET  
FOR  
**BURKSBAUM**

TOWN OF RAHWAY, ROCKLAND COUNTY  
SPRING VALLEY, NEW YORK  
OCTOBER 23, 2019

ANTHONY R. CILENTANO P.E.  
31 ROSMAN ROAD  
THIBELSON, N.Y. 10984  
845 429 5300 FAX 429 6974  
JLCB78244



ROSE AVENUE



TAX MAP DISPOSITION: 5731-48  
 GRADING AND  
 UTILITY PLAN FOR  
**BUKSBaum**

TOWN OF RAMAPO, ROCKLAND COUNTY  
 SPRING VALLEY, NEW YORK  
 OCTOBER 22, 2019 SCALE: 1" = 10'

ANTHONY R. CELESTANO P.E.

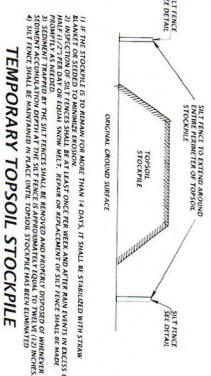
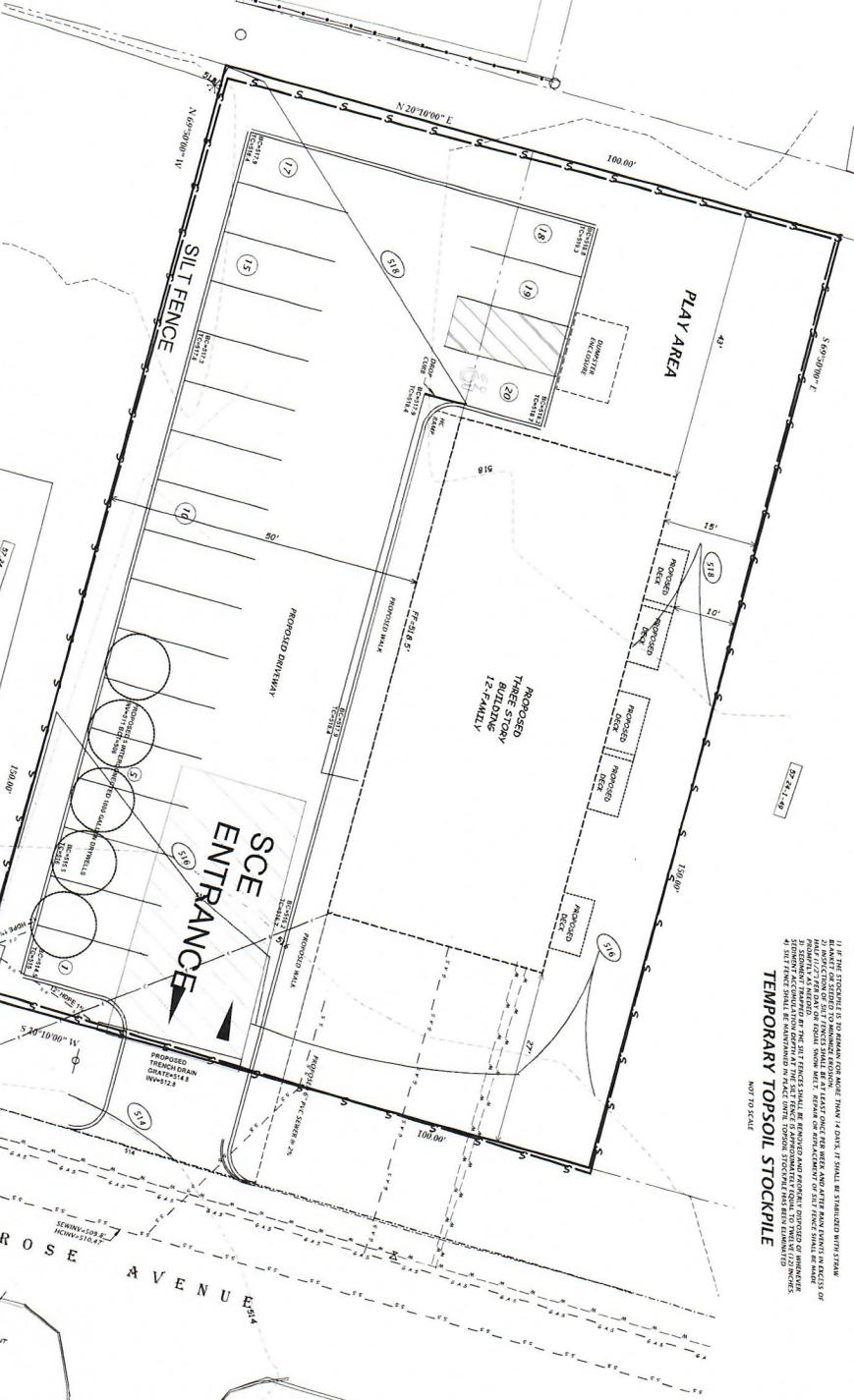
31 ROSMAN ROAD  
 845 429 5287 FAX 429 5924

*Anthony R. Celestano* License # 44

SHEET 2 OF 6

NO.	DATE	REVISION	DESCRIPTION
1	6/22/2019		
2	5/17/2019		

NOTE: LOTS 20 & 21 ON A GEN. PLAN MAP SUBMITTED  
 TO THE BOARD OF COUNTY CLERK'S OFFICE  
 AS MAP #449 BOOK #12 PAGE #112 ON 4/17/1995



- 1) IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH LIME.
- 2) AFTER CLOSURE OF CONSTRUCTION, THE STOCKPILE SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
- 3) THE STOCKPILE SHALL BE PROTECTED FROM EROSION AND WEATHER DAMAGE BY INSTALLING A SILT FENCE OR OTHER EROSION CONTROL MEASURES.
- 4) THE STOCKPILE SHALL BE PROTECTED FROM CONTAMINATION BY INSTALLING A SILT FENCE OR OTHER EROSION CONTROL MEASURES.
- 5) THE STOCKPILE SHALL BE PROTECTED FROM CONTAMINATION BY INSTALLING A SILT FENCE OR OTHER EROSION CONTROL MEASURES.
- 6) THE STOCKPILE SHALL BE PROTECTED FROM CONTAMINATION BY INSTALLING A SILT FENCE OR OTHER EROSION CONTROL MEASURES.
- 7) THE STOCKPILE SHALL BE PROTECTED FROM CONTAMINATION BY INSTALLING A SILT FENCE OR OTHER EROSION CONTROL MEASURES.
- 8) THE STOCKPILE SHALL BE PROTECTED FROM CONTAMINATION BY INSTALLING A SILT FENCE OR OTHER EROSION CONTROL MEASURES.
- 9) THE STOCKPILE SHALL BE PROTECTED FROM CONTAMINATION BY INSTALLING A SILT FENCE OR OTHER EROSION CONTROL MEASURES.

**INLET PROTECTION ALL EXISTING AND PROPOSED BASINS**



Eight Manufacturing Technon, Surrogate Child Basin Inlet - Sequent, Redmond, N. Las Vegas, 25' x 42'



TAX MAP DESIGNATION 0714-4-8  
EROSION CONTROL PLAN FOR BUCKSBAM

TOWN OF RAMAPO ROCKLAND COUNTY  
SPRINGS VALLEY NEW YORK

OCTOBER 22, 2019 SCALE: 1" = 10'

ANTHONY R. CELENTANO P.E.  
31 ROCKAWAY ROAD  
484-230-5500 FAX: 429-5974

NO.	DATE	REVISIONS	DESCRIPTION
1	6/22/2019	ISSUING	
2	5/17/2020	ISSUING	

8000' LOTS OF 4.6 AC +/-, 08/27/19, 1/24/20  
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE  
AS MAP #489 BOX 222 PAGE #412 ON 04/17/19

**STANDARD AND SPECIFICATIONS FOR CONSTRUCTION OF THE COUNTY**

**INSTALLATION OF SILT FENCE**

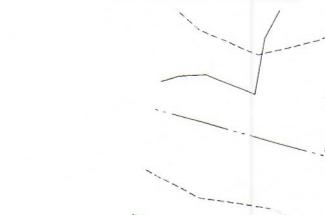
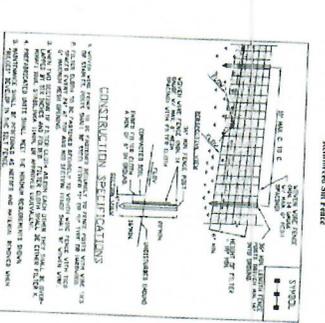
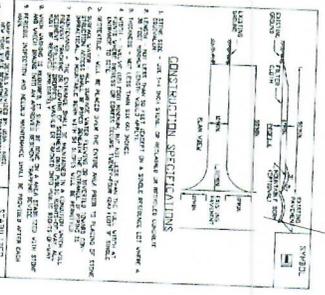
1. The silt fence shall be constructed of a minimum of 24 inches of 1/2 inch diameter galvanized steel pipe or 2 inch diameter PVC pipe. The silt fence shall be supported by a minimum of 24 inch diameter galvanized steel pipe or 2 inch diameter PVC pipe. The silt fence shall be supported by a minimum of 24 inch diameter galvanized steel pipe or 2 inch diameter PVC pipe.

**CONSTRUCTION SPECIFICATIONS**

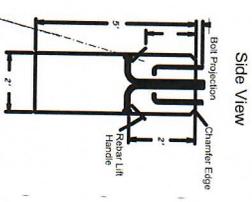
1. The silt fence shall be constructed of a minimum of 24 inches of 1/2 inch diameter galvanized steel pipe or 2 inch diameter PVC pipe. The silt fence shall be supported by a minimum of 24 inch diameter galvanized steel pipe or 2 inch diameter PVC pipe. The silt fence shall be supported by a minimum of 24 inch diameter galvanized steel pipe or 2 inch diameter PVC pipe.



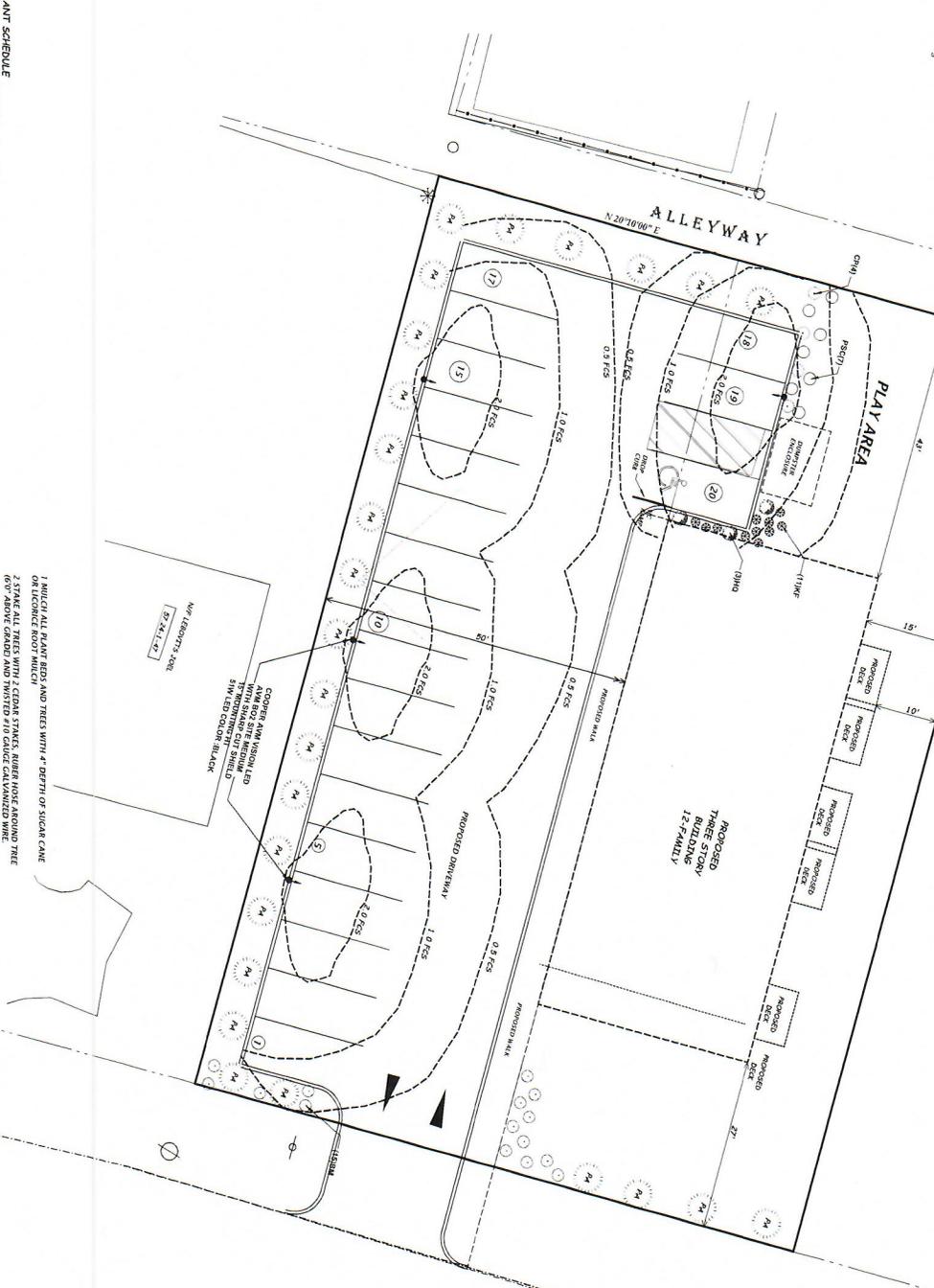
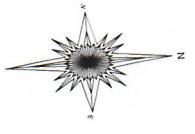
Figure 21 Silt Fence Construction Details



# Pole Base



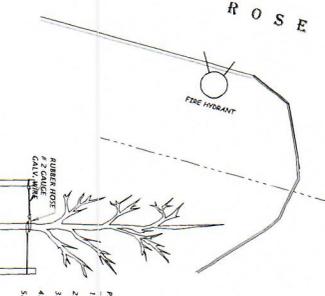
Side View



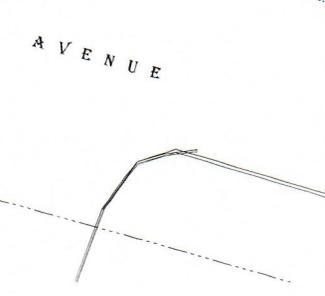
PLANT SCHEDULE	QTY	COMMON NAME / BOTANICAL NAME	COUNT
M	1	MONARDIA SPURGE / RED TULIP	8 B.B
M	1	MONARDIA SPURGE / RED TULIP	8 B.B
SHRUBS	15	GOLDEN MOPES SAMBKA FALSE SPYRESS / GYMNOCARPUS JAPONICA VERNER BEB	5 GAL
CP	7	GOLDEN MOPES SAMBKA FALSE SPYRESS / GYMNOCARPUS JAPONICA VERNER BEB	30 - 36 9 GAL
PC	3	RAVINE LEAF SAND CHERRY / PRUNUS X CISTEMA	30 - 36 9 GAL
GRASSES	7	FEATHER REED GRASS / CALAMAGROSTIS X ACUTICORNIA KARL FERSTER	2 GAL

1. MULCH ALL PLANT BEDS AND TREES WITH 4" DEPTH OF SUGAR CANE OR LICORICE ROOT MULCH.  
 2. STAKE ALL TREES WITH 2 EQUAL STAKES, NUMBER HOLES AROUND TREE 60" ABOVE GROUND AND TWISTED #10 GALVNE GALVANIZED WIRE.  
 3. PLANT THIS SHALL BE 1/2" WIDER AND 6" DEEPER THAN THE ROOT BALL. PLANT FEAT-HUNDS TO 4 PARTS TOP SOIL AND 3 FEAT-LEES GROW 1/2" HEIGHT ON CUTS OR EQUAL 1 PER INCH OF TREE CALIPER ON YR 4 GUARANTEE ALL PLANTS AND WORKMANSHIP FOR TWO PLANTING SEASONS.  
 5. ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF AN APPROVED TREE CARE PROFESSIONAL, NOTIFY 48 HOURS PRIOR TO PLANTING.  
 6. THE DATE OF PLANTING SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROW FOR PLANTS SHALL BE MAINTAINED IN A MAINTAINED SHALL BE REPLACED WITH NEW COMPAREABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.

1. ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES. HEALTHY AND VIGOROUS GROW FOR PLANTS SHALL BE MAINTAINED IN A MAINTAINED SHALL BE REPLACED WITH NEW COMPAREABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.



**PLANTING NOTES:**  
 1. EXCAVATE A HOLE THAT IS 1 1/2" WIDER & 6" DEEPER THAN THE ROOT BALL.  
 2. THINK OF STAKE BUT LEAVE END OF WIRE.  
 3. TOP SOIL, 1 PART SAND & ONE PART MANUS.  
 4. FILL WITH MULCH.  
 5. STAKE ALL TREES WITH 2" CEDAR STAKES.



**SEED MIXTURE:** 30% tall fescue, 30% blue grass, 20% ryegrass.  
 8. LAWN AREAS PREPARATION PER 1000 SF: (SHOW SPECIFICATIONS) 15 LBS 5-16-10 FERTILIZER, 50% SLOW RELEASE, 70 LBS GRANULATED LIMESTONE.



AVM VISION SITE MEDIUM LED



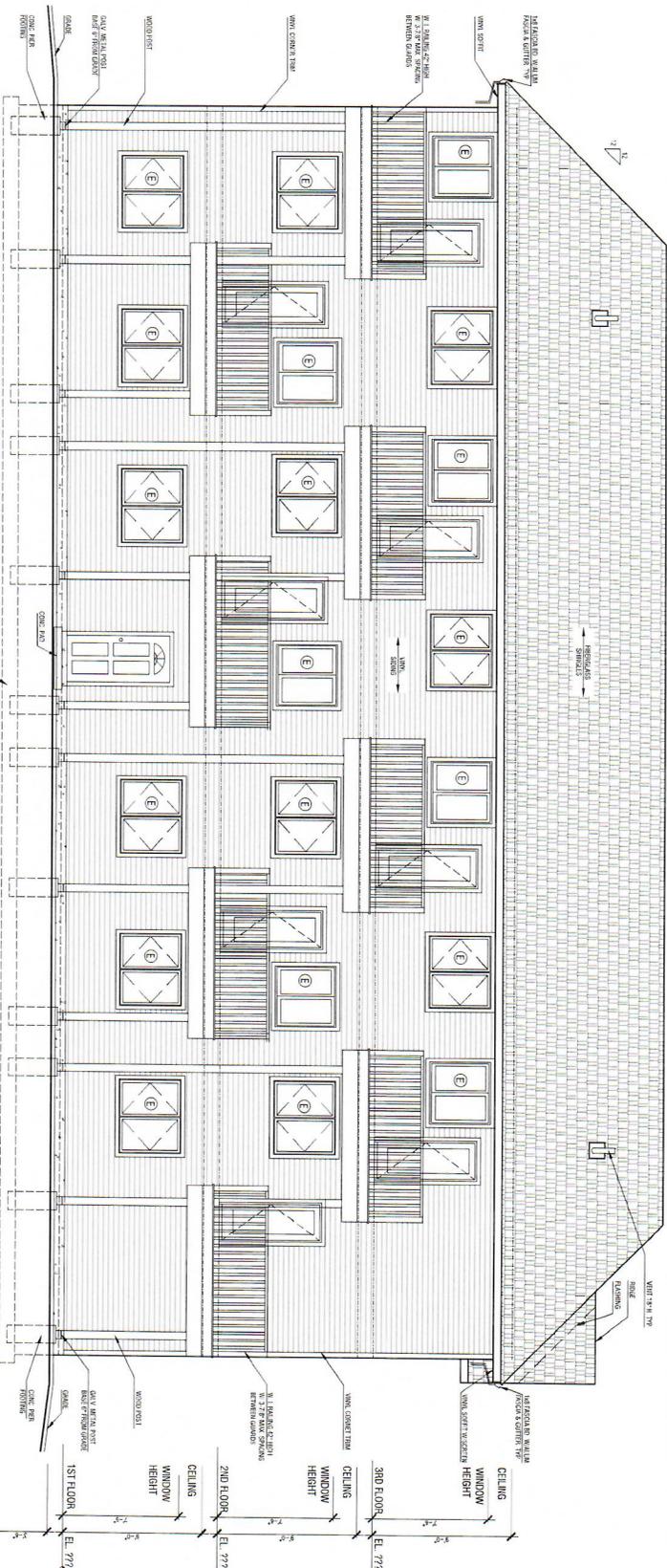
TAN RAB DESIGNATIONS: 57-24-48  
 LANDSCAPE & LIGHTING CONSULTANT  
**BURKSBAUM**  
 31 HOSMAN ROAD  
 SPRING VALLEY, NEW YORK  
 OCTOBER 22, 2019 SCALE: 1" = 10'  
**ANTHONY R. CELENTANO P.E.**  
 31 HOSMAN ROAD  
 SPRING VALLEY, NEW YORK  
 845 429 5257 FAX 429 9374

RECORD LOTS 58 & 60, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100  
 FIELD IN THE ROCKLAND COUNTY CLERK'S OFFICE  
 45 MAD RIVER ROAD 2ND FLOOR SUITE 201 ON W/277895  
 SHEET 4 OF 6  
 1996

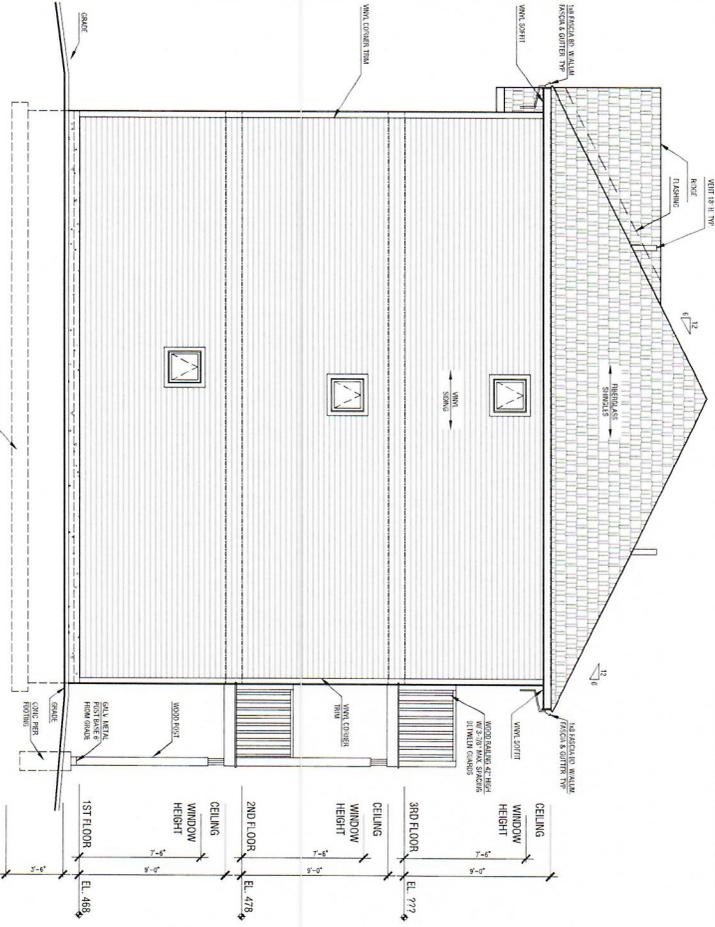


FINISH SCHEDULE					
ROOM	FLOOR	BASE	WALL	CEILING	REMARKS
ENTRY	GRMFC I	GRMFC I	SR	SR	SHOE @ MEMOS
STAIR	GRMFC I	GRMFC I	SR	SR	1-1/8" MOUSE
PORCH	GRMFC I	GRMFC I	SR	SR	
HALL	GRMFC I	GRMFC I	SR	SR	
KITCHEN	GRMFC I	GRMFC I	SR	SR	TILE ON 1/2" FANWOOD
D.A.	GRMFC I	GRMFC I	SR	SR	
PLAY	GRMFC I	GRMFC I	SR	SR	
ROOM	GRMFC I	GRMFC I	SR	SR	
ROOM	GRMFC I	GRMFC I	SR	SR	
LAUNDRY	GRMFC I	GRMFC I	SR	SR	
BRD	GRMFC I	GRMFC I	SR	SR	
ROOMS	GRMFC I	GRMFC I	SR	SR	
BATH	GRMFC I	GRMFC I	SR	SR	
ROOMS	GRMFC I	GRMFC I	SR	SR	

S.R.C.B. - SHEET ROCK GREEN BOARD  
 W.D. MUDG. - WOOD MULDING & COLONIAL 3-1/2" STAIN GRADE  
 SCHEDULE TO BE POSHOLA SHEETS & 4 @ CUT DOWN W/CAP @ END  
 INTERIOR DOORS TO BE STAIN GRADE



(NORTH) REAR SIDE ELEVATION  
 SCALE 1/4" = 1'-0"



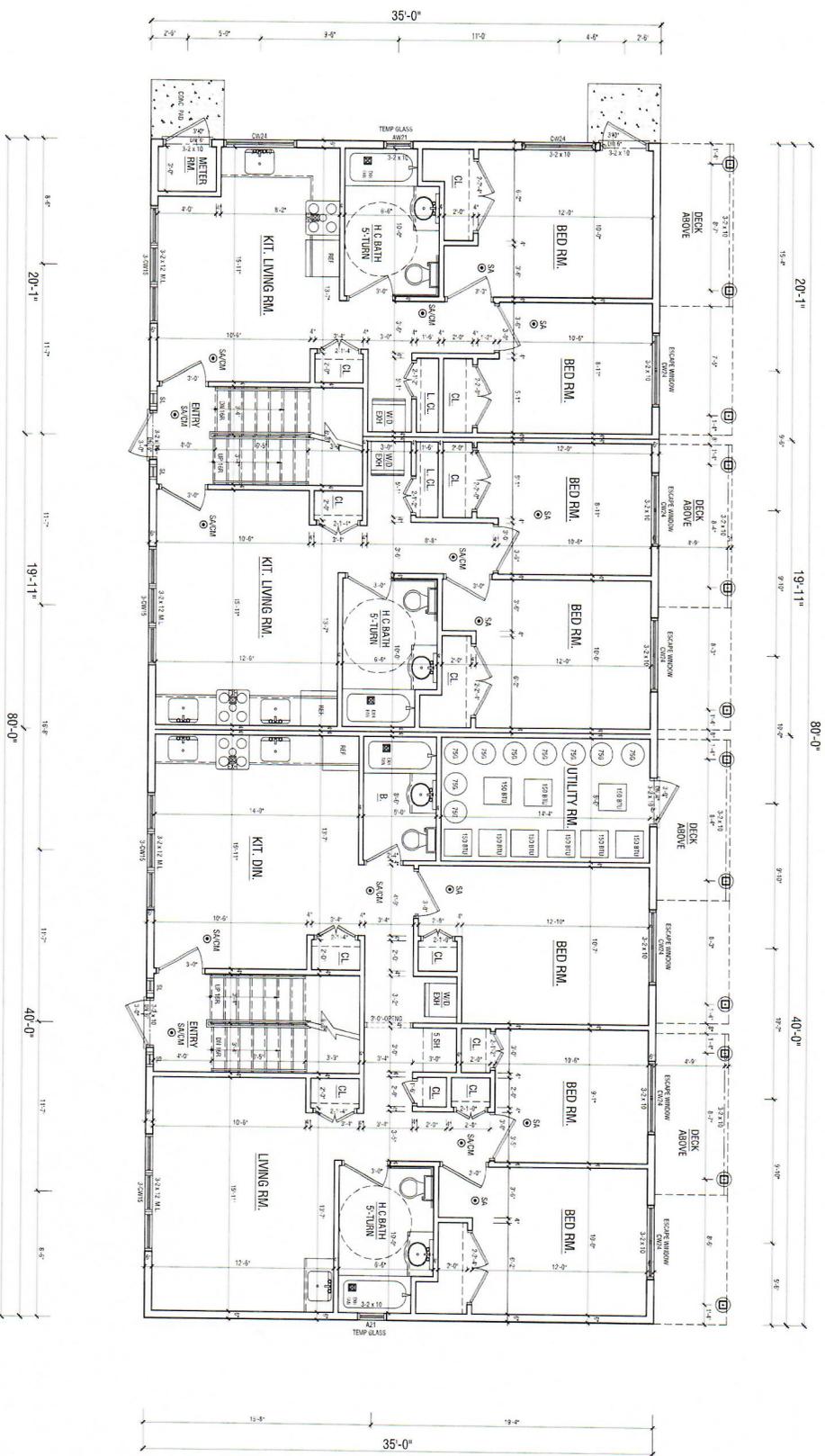
(WEST) LEFT SIDE ELEVATION  
 SCALE 1/4" = 1'-0"

MINIMUM UNIFORMITY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)	
USE	LIVE LOAD
EXTERIOR BALCONIES	60
DECKS	40
GARAGES ON GRADE	50
STAIRS	50
ATTICS WITH STORAGE	20
ROOMS OTHER THAN SLEEPING	40
SLEEPING ROOMS	30
STAIRS	40
GUARDRAILS & HANDRAILS	200

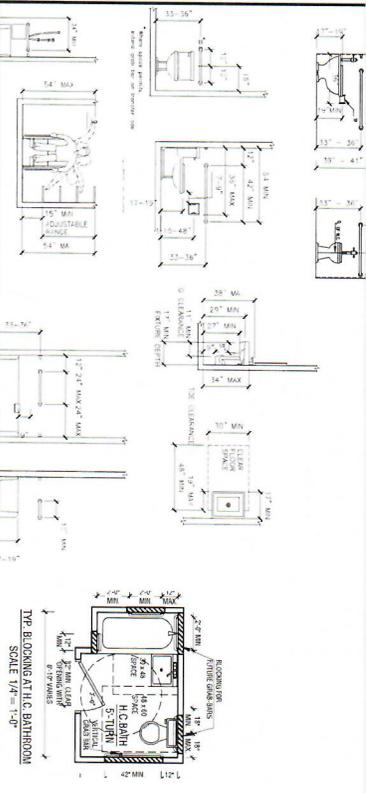
BUILDING STRUCTURES AND PARTS OF  
 SHOWN ON THESE PLANS HAVE BEEN  
 DESIGNED TO SAFELY SUPPORT ALL  
 LOADS INCLUDING DEAD, LIVE, ROOF,  
 SNOW, WIND AND SEISMIC LOADS AS  
 PRESCRIBED BY THE CODE OF NEW  
 YORK STATE

NOTE:  
 E = EXPRESS WINDOW

		N.Y. REG. NO. 02896	
<b>Hy Garkinkel</b> Architect 5 Remsen Avenue Morningside, N.Y. 10952 (914) 252-7777			
PROPOSED FAMILY ROOM 41 ROSE ST SPRING VALLEY, NY			
RRAR & LEFT SIDE ELEVATIONS		SCALE: AS NOTED	DRAWN BY: A-2 DATE: 07/18/98
REVISIONS		DATE	CONTEXT



**FIRST FLOOR PLAN**  
 (9'-0" H. CEILING)  
 SCALE 1/4" = 1'-0"



**WALL LEGEND**

- 2x4 (INT) OR 2x6 (EXT) WALL
- BP - BREAKING PARTITION
- 1/2" TYPE 'X' S.R. BA. SIBR - UQ 305
- 5/8" TYPE 'X' S.R. BA. SIBR UQ-305 & BP - BREAKING PARTITION
- (9) 2x4 OR (6) 2x6 SOLID STUDS SUPPORTING BEAMS
- BLOCK SOLID TO ABOVE / BELOW
- 8" CMU SEPARATION W/ DUAL WALL PENETRY OTHER CHASE & TRIS PER LOCAL SPEC. UQ-306 2BR 1 BR UQ-308/309

**ELECTRICAL LEGEND**

- ☒ EXH - EXHUST FAN TO OUTSIDE AIR
- ⊙ CM - CARBON MONOXIDE ALARM
- ⊙ SA - SMOKE ALARM HARDWIRED W/ BATTERY BACKUP

- NOTE:**
- 1) ENTRY DOOR & SOME B.R. DOORS "0" REQ.
  - ⊙ PUSH SIDE W/NO CLOSER
  - 2) ENTRY CEILING 5/8" TYPE "X" S.R. UQ #312
  - 3) THERE IS NO FIRE WALL REQ. OR GIVEN

REVISIONS	DATE	CONTEXT

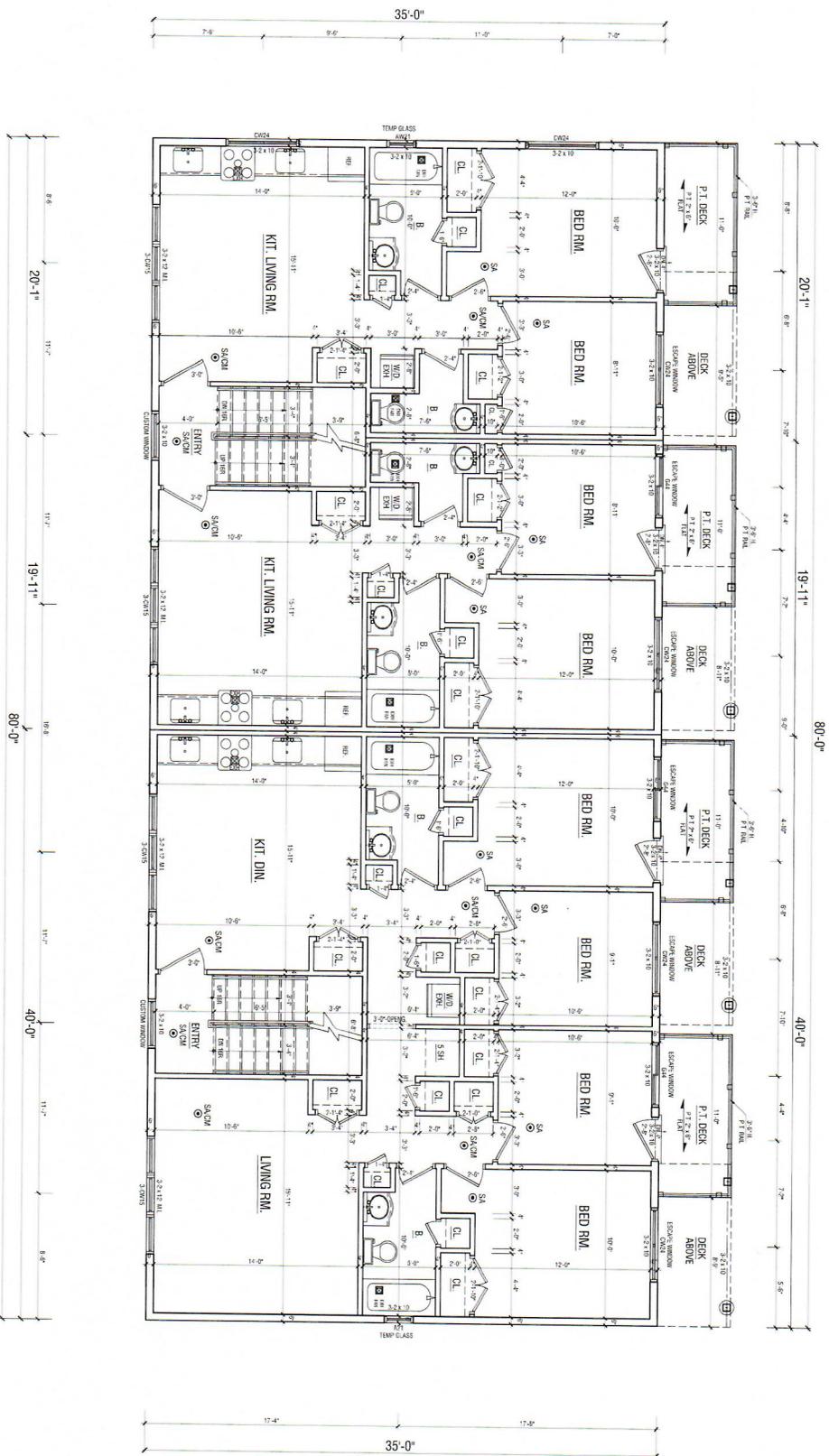
**Hy Garfinkel**  
 Architect

5 Rosemead Avenue  
 Monticello, NY 12528  
 (845) 758-7777

PROPOSED & EXISTING FOR  
 MR. SCHWARTZ  
 41 ROSE ST.  
 SPRING VALLEY, NY

**FIRST FLOOR PLAN & DETAILS**

SCALE	AS NOTED	DWG. NO.	REV. NO.
1/4" = 1'-0"	AS NOTED	A-4	1928
DATE	07-16-20		



SECOND FLOOR PLAN  
 (9'-0" H. CEILING)  
 SCALE 1/4" = 1'-0"

WALL LEGEND

- 2x4 (INT) OR 2x6 (EXT) WALL
- BP - BREAKING PARTITION
- 1/2" TYPE 'X' S.R. EX. SIBR - U-4 305
- 1/2" TYPE 'X' S.R. EX. SIBR IN-305
- BP - BREAKING PARTITION
- BP - BREAKING PARTITION
- (6) 2x4 OR (6) 2x6 SOLID STUDS
- SUPPORTING BEAMS
- BLOCK SOLID TO ABOVE / BELOW
- 4" CUR. SEPARATION W/ DIPS W/UT
- BEN. WATER OTHER CONSTR. & THIS
- PER CODE SEE SPEC. UL-900 2BR
- 1" AIR REQUIRED

ELECTRICAL LEGEND

- ☒ EXH. EXHAUST FAN TO OUTSIDE AIR
- ⊙ CA CARBON MONOXIDE ALARM
- ⊙ SA SMOKE ALARM - HARDWIRED W/ BATTERY BACKUP

REVISIONS	DATE	CONTEXT

N.Y. REG. NO. 028369

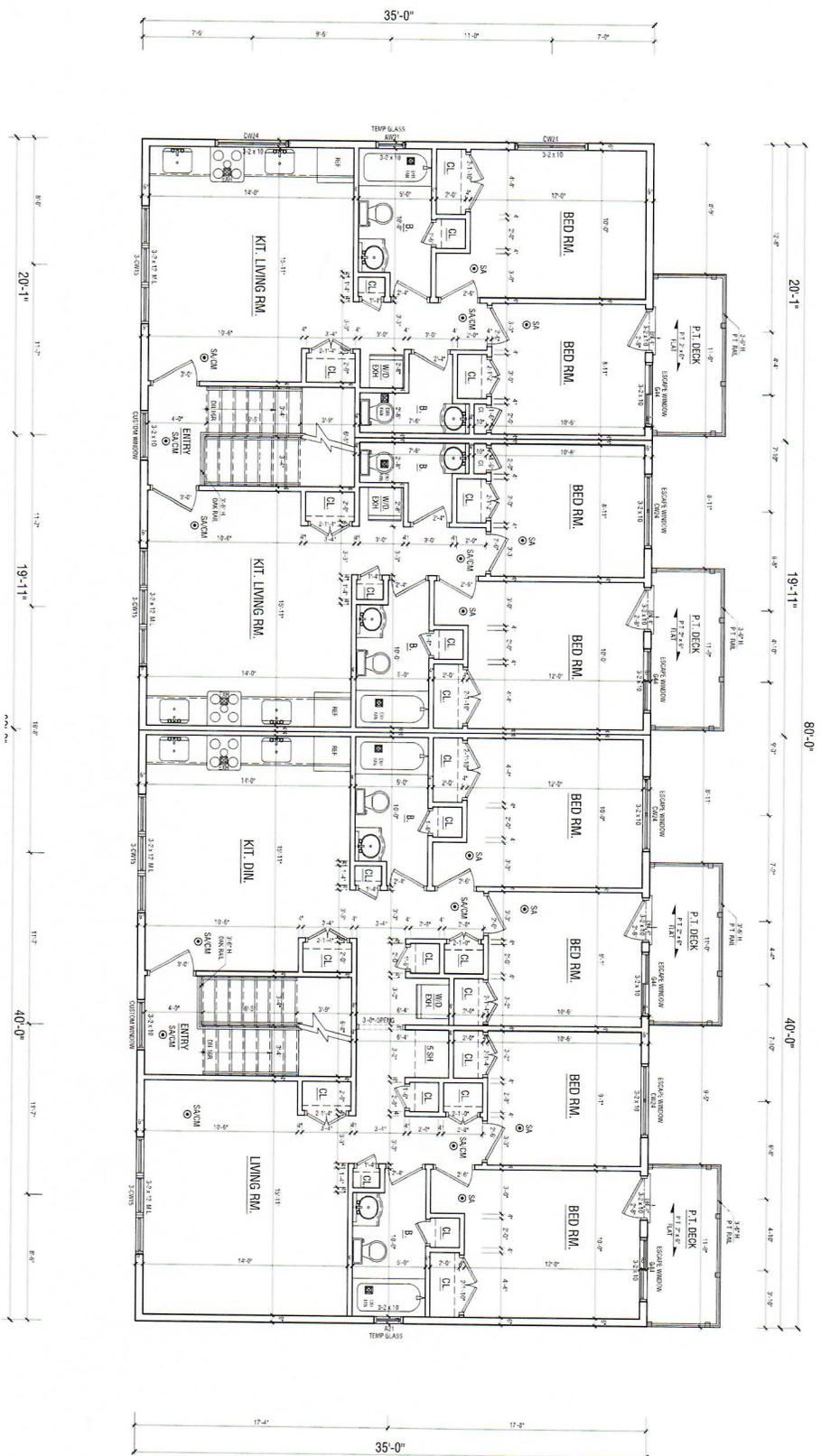
**Hy Garfinkel**  
 Architect

5 Remsen Avenue  
 Montsey, N.Y. 10952  
 (845)356-2777

PROPOSED 9 PAUL V. FOR  
 MR. SCHWARTZ  
 41 ROSE ST.  
 SPRING VALLEY, NY

SECOND FLOOR PLAN & DETAIL

SCALE	DATE	DWG. NO.	REV. NO.
AS NOTED			
A-5	07-16-20		09-9



THIRD FLOOR PLAN  
 (9'-0" H. CEILING)  
 SCALE 1/4" = 1'-0"

- WALL LEGEND**
- 2x4 (INT) OR 2x6 (EXT) WALL
  - BP - BEARING PARTITION
  - 1/2" TYPE 'X' S.S. BK. SIBR - U/L 305
  - 1/2" TYPE 'X' S.S. BK. SIBR U-305
  - BP - BEARING PARTITION
  - (1) 2x4 OR (2) 2x6 SOLID STUDS
  - SUPPLEMENT BEAMS
  - BLOCK SOLID TO ABOVE / BELOW
  - STUCCO FINISH ON INTERIOR WALL
  - ROCK WOOL INSULATION ON INTERIOR WALL
  - PER CODE, SEE SPEC. U-205 2BR 1 BR REQUIRED
- ELECTRICAL LEGEND**
- ☒ EXH EXHAUST FAN TO OUTSIDE AIR
  - ☉ C.A. CARBON MONOXIDE ALARM
  - ☉ S.A. SMOKE ALARM-HARDWIRED W/ BATTERY BACKUP

REVISIONS	DATE	CONTEXT

**Hy Garfinkel**  
 Architect  
 5 Roman Avenue  
 New Canaan, NY 10695  
 (914) 556-7777

PROPOSED & EXISTING FOR  
 105 SQUARE FEET  
 41 ROSE ST  
 SPRING VALLEY, NY

7-11 (REV. 04/2000)

THIRD FLOOR PLAN & DETAIL			
SCALE	AS NOTED	DATE	7/23/02
DESIGNER	JK	DATE	07-16-02
NO. OF SHEETS	6	NO. OF SHEETS	6
NO. OF SHEETS	6	NO. OF SHEETS	6