



CONSTRUCTION EXPEDITING
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Step by Step Guidance from Planning ... to Reality

Hon. Moshe Hopstein, Chairman
Zoning Board of Appeals
Village of Spring Valley
200 North Main Street
Spring Valley, New York 10977

January 21, 2025

Re: 26 Morris Road (GML-24-0374)

Dear Chairman Hopstein:

This office is representing the applicant for an application for a variance from the Zoning Board of appeals for the above-mentioned property. As part of the Board's review, it considers an January 16, 2025 review by the Rockland County Department of Planning, pursuant to Sections 239 L & M of the General Municipal Law.

With respect to Comments 1 and 2, the Zoning Board of Appeals previously granted similar relief on other parcels in the area. This is a use permitted by right, and the proposal is consistent with the pattern of development in the area, and the boards past precedence. There is adequate public water and sewer capacity. The applicant will pay any sewer impact fee. The applicant will comply with all the requirements of the drainage agency and provide sufficient drainage and zero net runoff. Sufficient on-site parking is provided. There is a village benefit associated with the development of older homes into code complying safe homes, with fire sprinkler systems, code complying parking, and landscaping. The reason for the higher FAR request is due to the property being close to the flood zone and the applicant is proposing to have all floors above grade. Override requested. **Override requested.**

With respect to Comments 8 and 12, the proposed construction is outside of the 100 flood plain, and the applicant would like to keep the footprint as proposed. **Override requested.**

With respect to Comment 9, the property is only within the jurisdiction of the Rockland County Drainage Agency, the drainage agency will review these issues and assure they will not have an impact on the brook. **Override requested.**

With respect to Comment 13, an adequate code complying turnaround area has been provided, and we defer to the Zoning Board on the final parking layout. **Override requested.**



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With respect to Comment 10 and 11, the applicant will comply with all the requirements of the Rockland County Drainage Agency which takes into account any impacts to the brook that may occur. **Override requested.**



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