



Alan M.
Simon
Mayor

VILLAGE OF SPRING VALLEY

200 North Main Street
Spring Valley, New York 10977
Tel. (845) 352-1100 • Fax (845) 352-1164

Department of Building, Planning, and Zoning

www.villagespringvalley.org

Yisroel Eisenbach
Deputy Mayor
Joseph Gross
Trustee
Shmuel Smith
Trustee
Asher Grossman
Trustee

Construction Expediting

December 24, 2024

RE: 51 West Church Street, Spring Valley, New York 10977
Tax Map: Section 50.69, Block 2, Lot 10

Dear applicant,

Please be advised that the application for permit for the above project cannot move forward for the following reasons: the application proposes a two-family dwelling in the R-2 zoning district; which is a permitted use in the zone. The site is deficient in the following:

- Minimum Lot Area of 10,000 square feet required; 5,412 square feet proposed.
- Minimum Lot Width of 105 feet required; 53 feet proposed on West Church Street.
- Minimum Front Yard of 25 feet required; 20 feet proposed on West Church Street, 10 feet proposed on Johnson Street.
- Minimum Side Yard of 15 feet required; 10 feet proposed.
- Minimum Rear Yard of 20 feet required; 15 feet proposed.
- Minimum Total Side Yard of 30 feet required; 10 feet proposed.
- Maximum Floor Area Ratio (FAR) of 65% allowed; 70% proposed.

We have done preliminary review of the plot plan and/or architectural plans. In addition, please include the following as applicable if not already provided:

- Design to demonstrate the drainage of surface water away from foundation walls. Show grade fall not fewer than 6 inches within the first 10 feet.
- Stormwater drainage system with details of catch basins, dry wells, retention basins including calculations resulting in zero net runoff.
- Location of proposed curb(s) drop curb(s), driveway(s), driveway apron(s), sidewalks, and ADA ramp on corner lots.
- Demonstrate the building height - which is the vertical distance measured from the established grade (centerline of the adjacent street) to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip, and gambrel roofs.
- Location and dimensions (length, width, floor elevations and height in feet and in stories) of proposed structures.
- The location, layout, finished grade, pavement specifications and curbing proposed for parking area.
- Topographic data at a maximum contour interval of 2 feet, showing existing and proposed contours, extended at least 10 feet into adjoining properties.
- Location, design, and proposed screening of garbage enclosure.
- Type, location, design, shielding and hours of operations of exterior lighting.
- Erosion and sedimentation control plan during and after construction, with reference to the NYS Stormwater Management Design Manual NYS DEC; as well as NY Standards and Specifications for Erosion and Sediment Control, Standards and Specifications.
- Construction debris dumpster location

- Elevations at the centerline of the street and reference grade at the curb along the centerline of the building. Show Elevation of each proposed floor.
- Provide average grade.
- Location of nearest hydrant, location, size and design of all proposed water supply, sanitary sewage, gas, electric connections
- Show the floor area of each floor including the basement.
- Location and dimensions of side steps
- Driveway profiles from the centerline of the street to the garage or parking area. Indicate slopes by percentage of grade.
- Location of all terraces, stairs, porches, and decks in accordance with §255-22C.
- Projecting horizontal architectural features in accordance with §255-22D.

We also suggest the following:

- Provide a complete application.
- Remove “N/a” under total side yard and add 10 feet.
- Provide Floor Area Ratio calculation §255-6 FLOOR AREA RATIO - The gross floor area of all buildings on a lot divided by the area of the lot. Provide the current FAR of the existing structure.
- Provide elevation of each corner of the structure.
- Provide elevations of each floor.
- Please provide drainage plans as well as net-zero drainage calculations for review by the Village Engineering consultants. No drywells were proposed on the plot plan.
- Topographic data at a maximum contour interval of 2 feet, showing existing and proposed contours, extended at least 10 feet into adjoining properties. Show on plan.
- *The above information to be provided and/or corrected on the site plan and/or architectural plans prior to appearance before the Zoning Board of Appeals.*
- *A final survey will be required prior to issuance of a Certificate of Occupancy.*
- The parking area needs to be provided with curbing.

Therefore, the application is denied. Contact the Planning and Zoning Secretary for more information. You may either correct the issues or appeal our decision by making an application to the Zoning Board of Appeals, contact the Planning and Zoning Secretary for more information. **Provide this letter to the ZBA along with your application.**

If you have any questions, please feel free to contact the Department of Building, Planning and Zoning at 845-352-1100 ext. 183.

Respectfully,



Dainde Laplante C.E.O
Zoning Administrator
CE:1001860

CC – Planning & Zoning Secretary's Janay Jordan
- Ann Quattrocchi