



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](http://www.villagespringvalley.org)

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

Construction Expediting

November 15, 2024

RE: 3 King Terrace, Spring Valley, New York 10977  
Tax Map: Section 50.70, Block 1, Lot 21

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-1A zoning district; which is a permitted use in the zone. The site is deficient in the following:

Minimum Lot Area of 8,500 square feet required; 6,606 square feet proposed.

Minimum Lot Width of 80 feet required; 65 feet proposed.

Minimum Front Yard depth of 25 feet required; 20 feet proposed.

Minimum Side Yard of 15 feet required; 10 feet proposed.

Minimum Total Side Yard of 30 feet required; 20 feet proposed.

Minimum Rear Yard of 20 feet required; 16.5 feet proposed.

Maximum Floor Area Ratio of 65% allowed; 106% proposed.

Minimum Street Frontage of 70 feet required; 65 feet proposed.

Variance requested from §255-22 D. Projecting horizontal architectural features. Proposes side yard from roof 5 feet and total side yard from roof 10 feet.

We have done preliminary review of the site 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 request the following:

- **The rear yard measurement to the north of the property is taken from the deck, this should be revised and measured from the building. A separate measurement to be taken from the deck. The rear yard variance is not required unless the proposed deck is to be enclosed.**
- Provide an existing survey (separate from the proposed plot plan).
- **Remove “side yard roof” and “total side yard roof” from the bulk table. Provide a note under the bulk table requesting a variance from §255-22D.**
- Indicate on plan if the proposed project will include a basement.
- 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.
- Differentiate whether the structure will be a 3-story building with basement, or a 2-story building with a basement.
- Provide the total perimeter and the percentage of the perimeter that is below grade plane. **(Example for total parameter below grade calculation: Total Perimeter 206.8 feet. Below grade plane 138.3 feet. 66.876% below grade.)**
- 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.
- **The property is within 100 feet of the Freshwater Wetlands and will require a permit per §130-5 for any development within the buffer zone of the wetland area.**
- ***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.***
- A development permit shall be obtained before the start of construction or any other development within the area of special flood hazard §126-11; and the provisions of §126-13 as well as §126-14 are to be adhered to.
- The parking area needs to be provided with curbing.
- Provide architectural drawings and/or renderings.

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,

A handwritten signature in black ink, appearing to read 'Dainde Laplante', with a large, stylized flourish extending to the right.

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

CC – Janay Jordan – Planning and Zoning Secretary  
- Ann Quattrocchi

