



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: 3 King Terrace (GML -24-0370)

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 13, 2025 review by the Rockland County Department of Planning, pursuant to Sections 239 L & M of the General Municipal Law.

With respect to the Disapproval and 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.**

With respect to Comment 3, deductions to the lot area have been taken, and all construction is kept out of the 100 year flood plain. **Override requested.**

With respect to Comment 9 and 10, we do not believe its in the jurisdiction of the Army corp, the applicant will comply with the requirements if applicable. **Override requested.**

With respect to Comment 11, per the engineer on record, the gabion wall is privately owned by this applicant, and the county drainage agency redid the drainage on king Ter, therefore this wall can be removed. **Override requested.**



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With respect to Comment 11 and 12, 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.**

With respect to Comment 14, 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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