



Alan M.
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VILLAGE OF SPRING VALLEY

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Department of Building, Planning, and Zoning

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Joseph Gross
Deputy Mayor
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Trustee

Construction Expediting

March 19, 2025

RE: 18 Collins Avenue, Spring Valley, New York 10977
Tax Map: Section 57.38, Block 1, Lot 74

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; 5,750 Square Feet proposed.
- Minimum Lot Width 80 feet required; 50 feet proposed.
- Minimum Side Yard 15 feet required; 10 feet proposed.
- Minimum Rear Yard of 20 feet required; 15 feet proposed.
- Minimum Total Side Yard 30 feet required; 20 feet proposed.
- Minimum Street Frontage 70 feet required; 50 feet proposed.

We have done preliminary review of the plot plan and/or architectural plans. In addition, include the following (use the below checklist):

- ☐ Stormwater drainage system with details of catch basins, dry wells, retention basins including calculations resulting in zero net runoff. (on a separate sheet)
- ☐ Demonstrate the building height in feet.
- ☐ The location, layout, finished grade, pavement specifications and curbing proposed for parking area.
- ☐ Provide a utility plan (on a separate sheet).
- ☐ **The proposed plot plan should be submitted with separate pages in order to delineate the information provided.**
- ☐ **Provide existing survey on separate sheet.**
- ☐ 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. (on a separate sheet)
- ☐ 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.
- ☐ Show the floor area of each floor including the basement.
- ☐ Provide a complete application.
- ☐ Show the location of the nearest hydrant.
- ☐ **The FAR calculations done from our office, based off of a 3-story structure, yields a FAR of approximately 81%. Either add FAR as a variance to be requested or revise the plan to comply with the allowable FAR. 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.

- ☐ Differentiate whether the structure will be a **3-story building with basement.**
- ☐ 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 above information to be provided shown and/or corrected on the plot 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.
- ☐ The turnarounds should be deeper into the front yard.

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. 110.

Respectfully,



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

CC – Zoning Secretary Ann Quattrocchi