



BROOKER ENGINEERING

a Weston & SampsonSM company

74 Lafayette Avenue, Suite 501, Suffern, NY 10901
Tel: 845-357-4411

33 Union Road
Village of Spring Valley
Application for Site Plan Approval
NARRATIVE SUMMARY

Tax Lot 57.22-2-16

March 18, 2025

W&S# ENG24-0932

The subject 1.3-acre property has been developed and currently serves the Adas Yereim Vien elementary school. The property is “L” shaped with the existing elementary school located at the end of the “L” at Union Road. The proposed high school is to be situated at the far side of the “L” away from the elementary school. The building is 3 stories with a basement and 30 feet high. The building footprint area is 3,104.6 sq. ft. The basement will include a pool.

The site is located within the GB Zoning District where neither elementary nor high schools are permitted uses. The attached site plan is based upon the bulk requirements associated with nursery schools (use group “H”) which are a Village Board Special Permit Use in the GB District. Variances are required for side yard, total side yard, rear yard and floor area ration as follows:

	Bulk	Required	Provided
1)	Side Yard	20	12.5
2)	Total Side Yard	40	20.3
3)	Rear Yard	40	12.3
4)	Floor Area Ratio (FAR)	0.30	0.43

Existing Elementary School:

310 students in 11 classrooms.

11 Teachers, 1 Manager, 1 Chef, 1 Administrator, 1 Secretary

Hours: Monday-Thursday 8:00-6:30pm, Friday 8:00-11:30, Sunday 9-5:15

Proposed High School:

45 students in 3 classrooms.

3 Teachers

Hours: Monday-Thursday 7:30-5:15pm, Friday 7:30-12:30pm, Sunday 9-5:15pm

Basement pool.

Children are bused to school. The site has a horseshoe shaped driveway; buses enter on the north side and exit on the south side. Typically, 2 buses access the site at a time with bus pickup and drop off times staggered. School bus circulation plans are included as part of the site plans.

Parking:

The site has surplus parking both from a code and from an existing use standpoint. The existing site has 68 parking spaces, and the proposed site will have 67 (1 lost to an ADA aisle) for ADA spaces which are being provided.

Using the parking requirement for nursery school/day care center 41 spaces are required under existing conditions and 48 under proposed. In practice we understand that the existing school typically uses approximately 15 spaces daily.

Drainage

All roof area and as much surface area in front of the school as possible will be conveyed to a twin drywell system. Potential overflows from the drywells are piped to an existing catch basin which conveys drainage from the back of the site.

Sewer

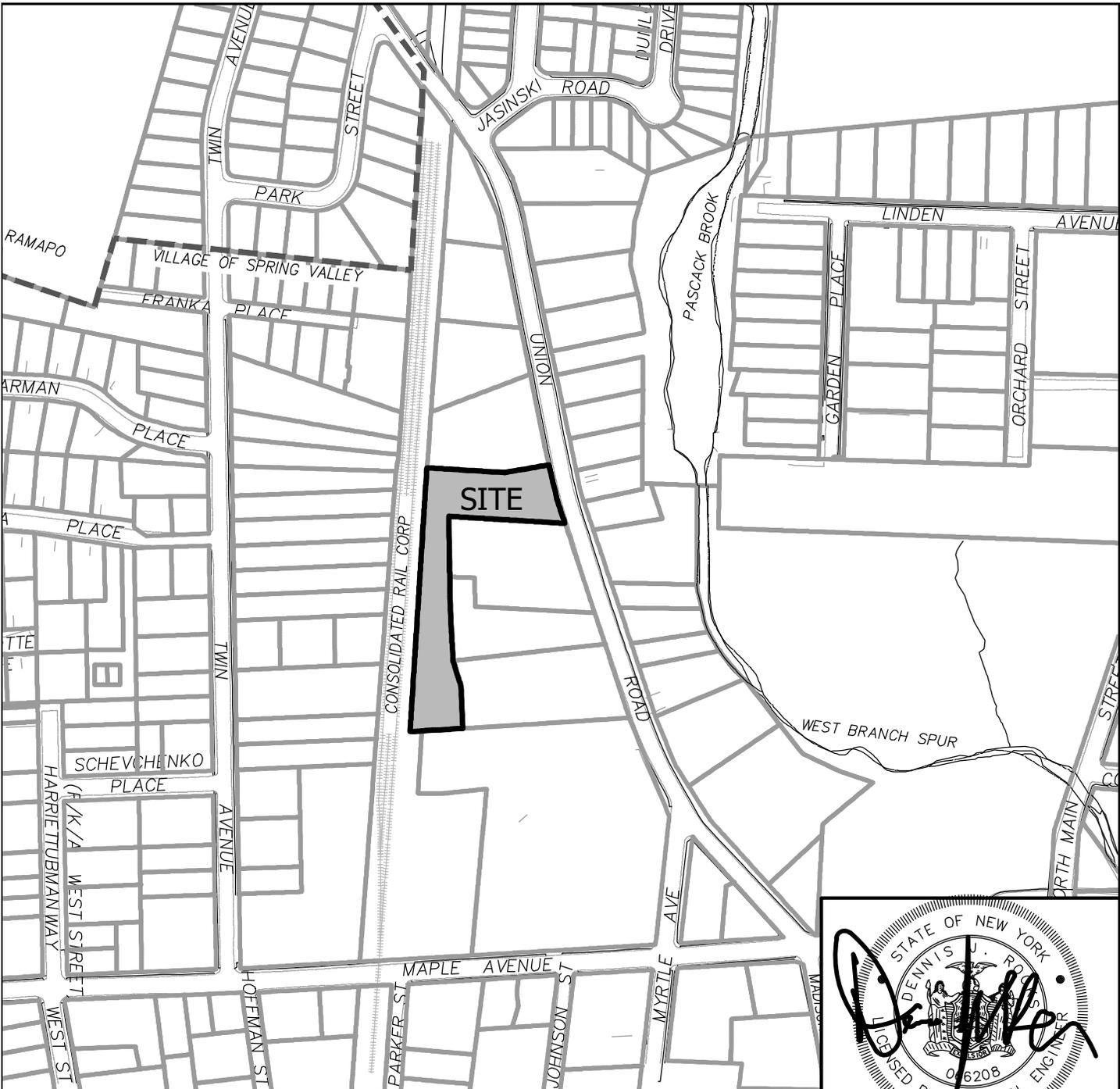
The property owner has an agreement with Consolidated Rail Corporation to convey sewage into an existing sewer line on their property which abuts the subject property. The sewer will pass under the existing sound wall.

Water Supply

Designs for domestic and fire protection water supply for the high school are in-progress and will be provided with our next submission.

Fire truck access:

A grass-crete turnaround has been provided and fire truck circulation plans are included as part of the site plans. The turnaround configuration is consistent with the hammerhead acceptable alternative from Figure D103.1 for the fire code. This improvement could also benefit the existing school.



DISCLAIMER:
 UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE
 PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW,
 ARTICLE 145, SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK
 DENNIS J. ROCKS
 LICENSED PROFESSIONAL ENGINEER
 066208

DENNIS J. ROCKS
 PROFESSIONAL ENGINEER
 N.Y.S. Lic. No. 066208

REV	DESCRIPTION	BY	DATE
PROJECT: 33 UNION ROAD VILLAGE OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK			
TITLE: VICINITY MAP			
DATE: 03/07/2025	SCALE: 1"=300'	DRAWN BY: XC	JOB NO: 22177
DWG. NO: VICINITY			



BROOKER ENGINEERING, PLLC

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www.BrookerEngineering.com

74 Lafayette Avenue, Suite 501
 Suffern, NY 10901
 (845) 357-4411

22 Paris Avenue, Suite 105
 Rockleigh, NJ 07647
 (201) 684-1221