



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 to Village Board for Zone Change
Application to Planning Board for Site Plan Approval**

NARRATIVE SUMMARY

Tax Lot 57.22-2-16

May 15, 2025

W&S# ENG24-0932

The subject 1.3-acre property has been developed and currently serves the Adas Yereim Vien School. The property is “L” shaped with the existing elementary and secondary school located at the end of the “L” at Union Road. The proposed secondary school is to be situated at the far side of the “L” away from the existing school premises. 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 secondary schools are permitted uses. Therefore, a Zone Change from GB to R-2 is proposed because both elementary and secondary schools are Village Board Special Permit uses in the R-2 district. Accordingly, the attached site plan has been prepared based upon the general bulk requirements associated with Section B-2 (B) of Appendix B” of table of General Bulk Requirements. Variances are required for the side yard, total side yard, rear yard and floor area ratio; and number of principal uses 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
5)	Principal uses on a single lot	1	2

Existing Elementary and Secondary School:

A total of 380 students aged 3-16 in 11 classrooms.

The total of 380 are comprised of 310 students for elementary and 70 students for secondary.

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 aged 13-16 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. Students aged 13 to 16 will walk to the proposed building from the designated drop-off and pick up area, in accordance with the established schedule, without interruption of the bus traffic.

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 elementary and secondary school 40 spaces are required under existing conditions. Using the parking requirement for the existing and proposed schools, a combined total of 49 spaces are required under proposed conditions. In practice we understand that the existing school typically uses approximately 15 spaces daily under existing conditions and this is not expected to change under proposed conditions.

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 secondary 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.