



CONSTRUCTION EXPEDITING
AND CONSULTANTS

Step by Step Guidance from Planning ... to Reality

September 5, 23

Re: 34 Clinton Street
Spring Valley, NY 10977
57.40-1-30

SUBJECT: Narrative

Enclosed is an application for Site plan approval. The project is located at 34 Clinton Street, Spring Valley, NY 10977. The application is for a proposed 8-unit building. The property is located in the PRD Zoning District. A special permit by the Village board is also required.

The following variance will be required.

- Min Lot Area 20,000 SF required; 13,235 SF provided.
- Lot Width 150' required; 108.56' provided.
- Front Yard 30' required; 10' provided.
- Side Yard 20' required; 10' provided.
- Rear Yard 50' required; 18' provided.
- FAR 0.6 required; 0.75 provided.

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