

Village of Spring Valley Planning Board

Meeting Agenda

March 5, 2026
6:00pm

Call to order

Flag Salute

Roll Call

Pincus Reich, Chairperson
Shmuel Baum
Jean Simon
Yitzchok Sabel
Abraham Klein
Avrum Chaim Lebrecht
Zack Clerina
David Feferkorn - Alternate

Public Hearings

1. **52 Jill Lane (App. # 2025-26)** – Planning Board to consider an application proposes a local house of worship, by converting an existing single-family dwelling to a local house of worship and adding an addition to the existing dwelling.

Old business

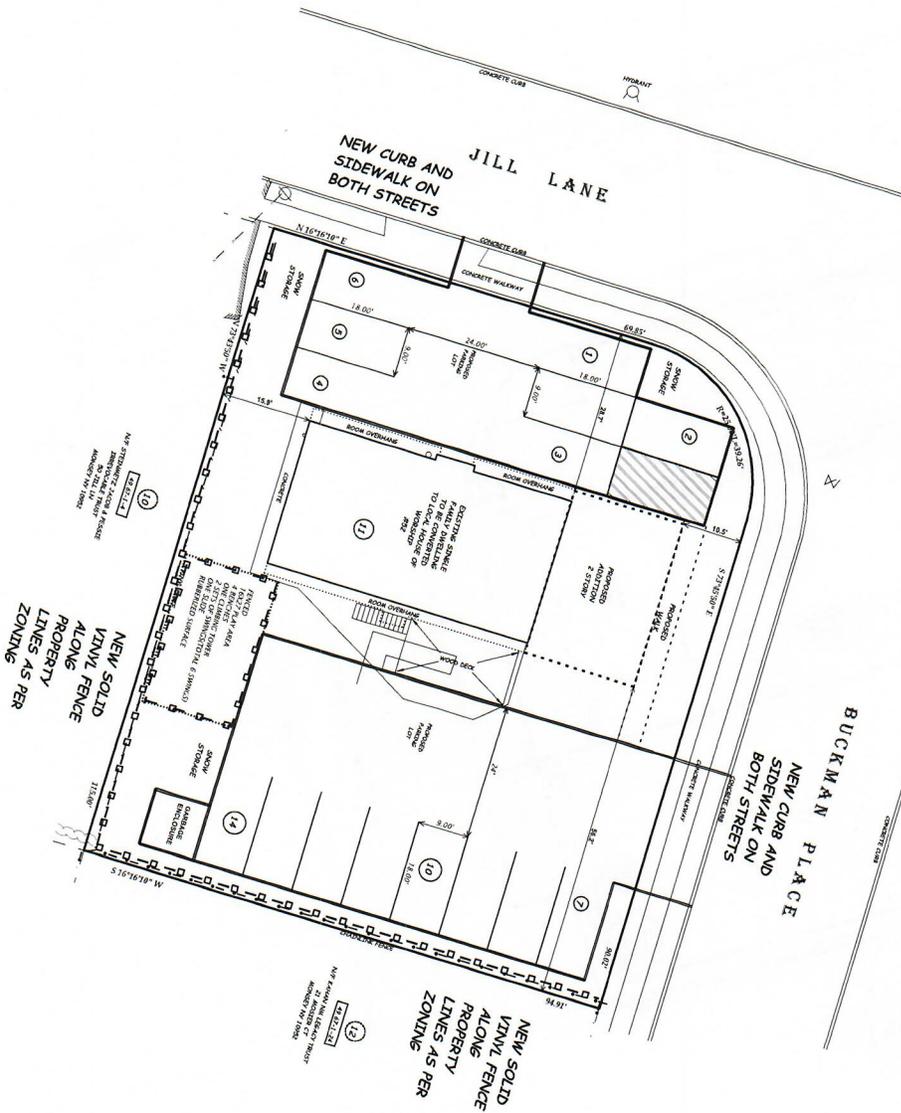
2. **32 Jill Lane (App. # 2025-13)** - Planning Board to consider setting a public hearing for an application for a two-story addition to an existing single-family dwelling for use as a house of worship with a rabbi's residence.
3. **79 West Church Street (App. # 2025-14)** - Planning Board to consider setting a public hearing for an application to construct a house of worship with a rabbi's residence.
4. **8-10-12 John Street (App. # 2025-07)** – Planning Board to consider setting a public hearing for an application for a proposed 18-unit multifamily dwelling in the PRD Zoning District.
5. **6 Murin Street (App. # 2025-29)** – Planning Board to consider the adoption of a SEQRA part 3 for an application for site development plan approval to convert the existing residential structure into a House of Worship.

6. **3 Tenure Avenue (App. # 2025-31)** – Planning Board to consider the adoption of a SEQRA part 3 for an application for a proposed local house of worship with rabbi residence.

New Business (5 Minute presentations)

7. **27 Summit Avenue (App. #2025-37)**
8. **13-15 Bethune Boulevard (App. #2026-1)**
9. **103 Fairview Avenue (App. #2026-2)**
10. **29-35 Summit Avenue (App. #2026-3)**

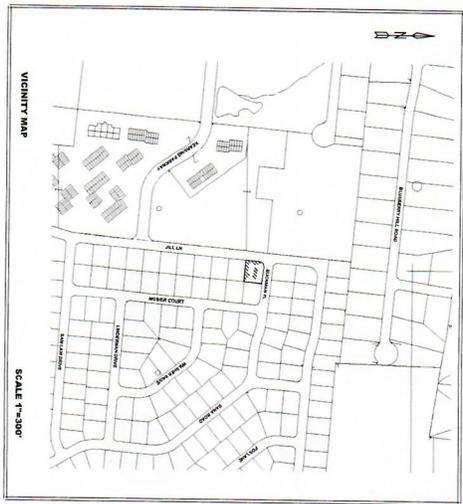
Adjournment



BULK REQUIREMENTS ZONE: R1A LOCAL HOUSE OF WORSHIP

REQUIREMENT	MINIMUM	MAXIMUM	REMARKS
1. MINIMUM LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.	
2. MINIMUM LOT WIDTH	30 FT.	30 FT.	
3. MINIMUM LOT DEPTH	100 FT.	100 FT.	
4. MINIMUM FRONT SETBACK	10 FT.	10 FT.	
5. MINIMUM SIDE SETBACK	5 FT.	5 FT.	
6. MINIMUM REAR SETBACK	5 FT.	5 FT.	
7. MINIMUM FRONT YARD SETBACK	10 FT.	10 FT.	
8. MINIMUM SIDE YARD SETBACK	5 FT.	5 FT.	
9. MINIMUM REAR YARD SETBACK	5 FT.	5 FT.	
10. MINIMUM FRONT SETBACK FROM INTERSECTION	15 FT.	15 FT.	
11. MINIMUM SIDE SETBACK FROM INTERSECTION	5 FT.	5 FT.	
12. MINIMUM REAR SETBACK FROM INTERSECTION	5 FT.	5 FT.	

PLANNING CALCULATIONS:
 1. TOTAL GROSS FLOOR AREA: 15,000 SQ. FT.
 2. TOTAL GROSS FLOOR AREA PER 1,000 SQ. FT. OF LOT: 1.5
 3. TOTAL GROSS FLOOR AREA PER 1,000 SQ. FT. OF LOT: 1.5
 4. TOTAL GROSS FLOOR AREA PER 1,000 SQ. FT. OF LOT: 1.5



- NOTES:**
1. TAX MAP NUMBER MAP 48.671.3
 2. 100' WIDE RIGHT OF WAY
 3. OWNER SHALL AS APPLICANT
 4. TOTAL AREA: 10,776 SQUARE FEET = 0.25 ACRES
 5. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP
 6. 25% OF THE GENERAL MUNICIPAL LAW WHEN APPLICABLE SECTION
 7. DIMENSIONAL REQUIREMENTS FOR REVIEW, APPROVAL, AND DETAILS IS
 8. PROPERTY IS NOT LOCATED IN FLOOD PLAIN OVERLAY DISTRICT
 9. 10' SIDE SETBACK: OWNER AND HOME
 10. 5' SIDE SETBACK: OWNER AND HOME
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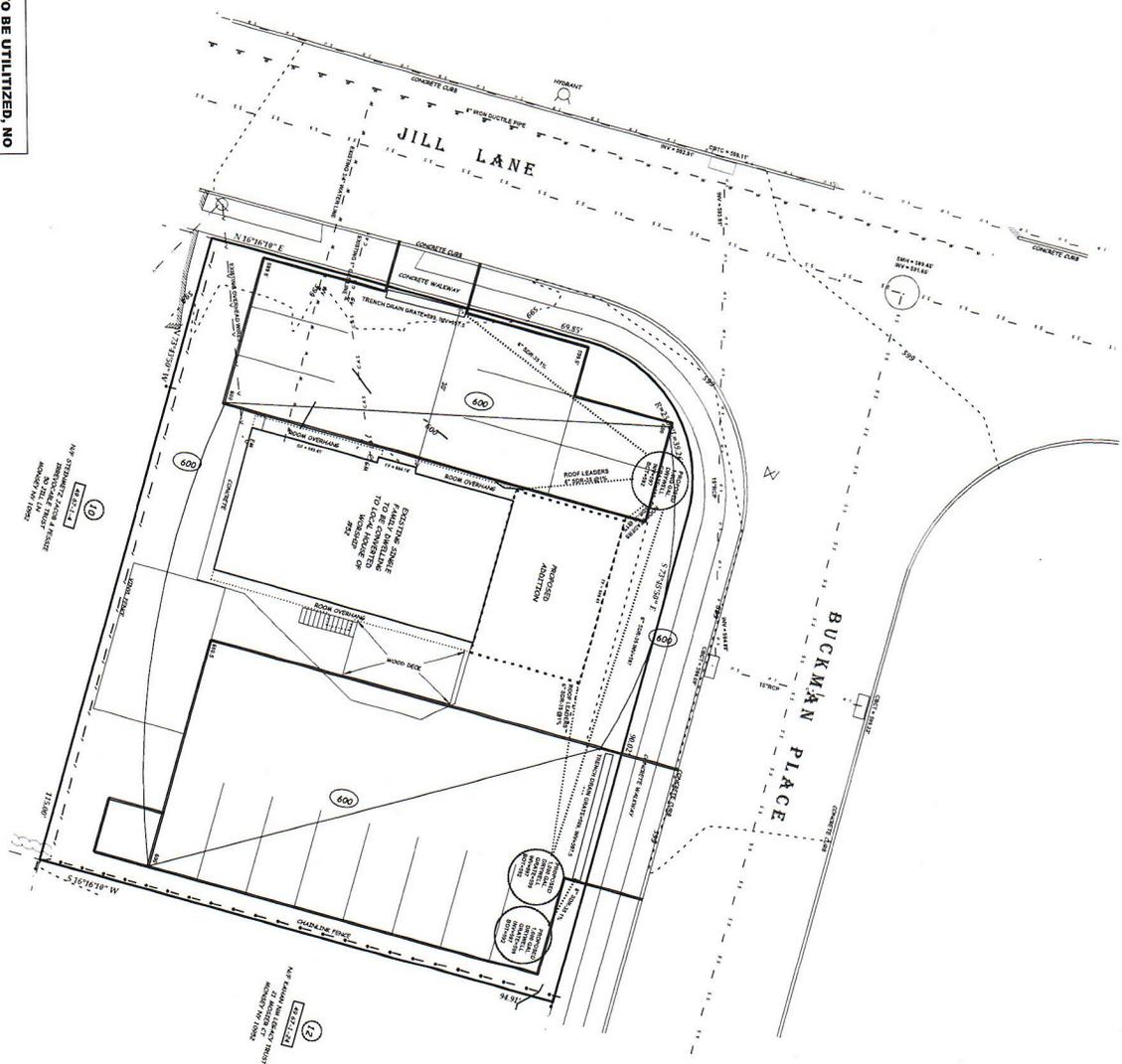
NO.	DATE	DESCRIPTION
1	2/22/24	FINAL
2	2/27/24	REVISIONS
3	3/1/24	REVISIONS
4	3/1/24	REVISIONS
5	3/1/24	REVISIONS
6	3/1/24	REVISIONS
7	3/1/24	REVISIONS

3153 343P DELICIOUS/DRIVE 48.671.3
 PROPOSED PLANNIMETRIK
 PLAN FOR
52 JILL LN
 TOWN OF RAMAPO, ROCKLAND COUNTY
 SPRING VALLEY, NEW YORK
 JANUARY 27, 2024 SCALE: 1"=50'
 ANTHONY R. CELENTANO P.E.
 21 ROCKAWAY ROAD
 RAMAPO, NY 10974
 848 439 5399 FAX 848 5914
 O.R. Sullivan
 SHEET 1 OF 1
 12841





ALL EXISTING UTILITIES TO BE UTILITIZED, NO NEW CONNECTIONS



11
 ANY STRUCTURES OR UTILITIES TO BE REMOVED OR MODIFIED BY OWNER

12
 ANY UTILITIES TO BE MAINTAINED OR REPAIRED BY OWNER

LEGEND

- LIGHT POLE
- SANITARY MANHOLE
- UTILITY POLE
- ▭ CATCH BASIN OR CURB
- SOIL
- WINTER VALVE
- GAS VALVE
- HANDICAP PARKING
- FIRE HYDRANT
- ZONING SETBACK LINE
- DEED PROPERTY LINE
- UNDERGROUND GAS (MARKED BY OTHERS)
- CHAINLINK FENCE
- OVERHEAD WIRES
- INLET
- RIGHT OF WAY
- CURBING

NOT TO SCALE
 ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED
 ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY
 THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO DISCREPANCIES
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NO.	DATE	DESCRIPTION	BY
1	1/27/2016	PRELIMINARY	ANTHONY R. CELENTANO
2	2/27/2016	REVISED	ANTHONY R. CELENTANO
3	3/27/2016	REVISED	ANTHONY R. CELENTANO
4	4/27/2016	REVISED	ANTHONY R. CELENTANO

317489 DESIGNATION: 48-67-13
 PROPOSED GRADING &
 UTILITIES PLAN FOR
52 JILL LN
 TOWN OF HAMPTON, ROCKLAND COUNTY
 SPRING VALLEY, NEW YORK
 JANUARY 27, 2016 SCALE: 1"=1'-0"
 ANTHONY R. CELENTANO P.E.
 1000 W. 10TH ST.
 HAMILTON, NY 12048
 518-537-5500 / FAX 518-537-5502
 A.R. Celentano
 LICENSE # 120824
 SHEET 2 OF 4



PLANT SCHEDULE

PLANT	COMMON NAME / BOTANICAL NAME	QTY	DATE	SIZE
1
2
3
4
5



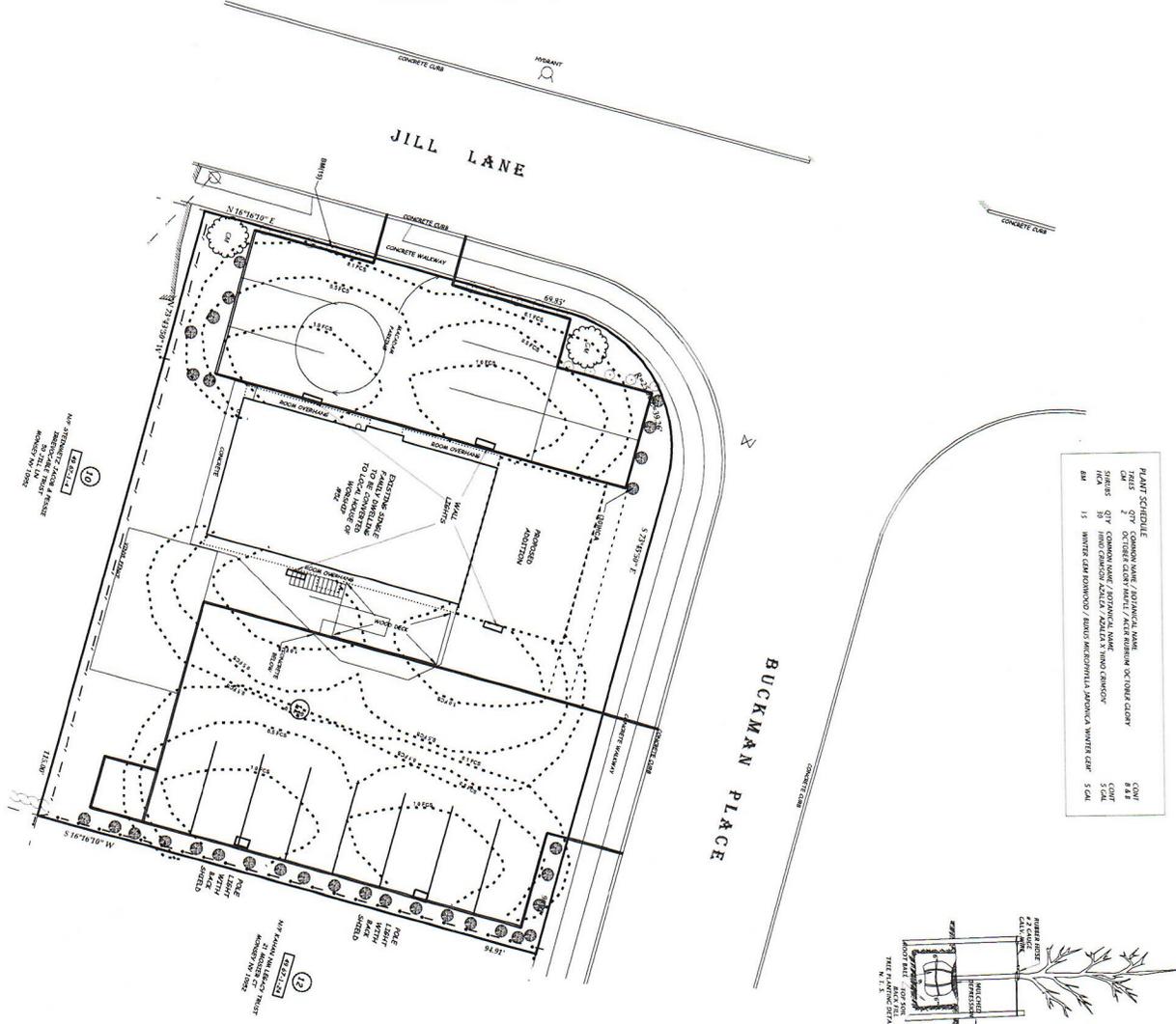
Technical Information

AS1 LED
LED Area Luminaire

Specifications

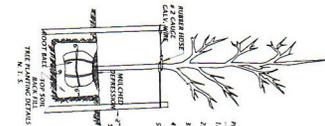
EMF: 23.14"
Length: 13"
Width: 13"

AS1 R15



PLANTING NOTES

1. EXCAVATE HOLES THAT ARE 12" DEEPER THAN THE PLANTING DEPTH.
2. REMOVE ANY EXISTING SOIL FROM THE PLANTING DEPTH.
3. FILL WITH 12" OF 50% GRANULATED LIMESTONE.
4. ALL PLANT BEDS SHALL CONTAIN 3" MINIMUM SHREDED BARK MULCH ON LANDSCAPE FILTER FABRIC. HOLES FOR PLANTS SHALL BE 2X DIAMETER OF ROOTBALL AND MINIMUM 6" DEEPER THAN THE DEPTH OF THE BALL.
5. THE TOWN SHALL BE NOTIFIED 48 HOURS PRIOR TO PLANTING FOR AN INSPECTION OF PLANT MATERIALS.
6. ALL AREAS OUTSIDE WHICH BEDS AND SAUCERS SHALL BE SEEDED UNLESS OTHERWISE NOTED.
7. TREES SHOWN TO REMAIN SHALL BE PROTECTED WITH CONSTRUCTION FENCING AT THE DIB LINE. IF DURING CONSTRUCTION, IT IS DETERMINED THAT A TREE PROPOSED TO REMAIN NEEDS TO BE REMOVED, THE APPLICANT SHALL CONTACT THE BUILDING INSPECTOR ON THE VILLAGE PLANNER TO DETERMINE APPROPRIATE REPLACEMENT MATERIALS, SIZE AND TYPE OF TREE AND BE SURE TO NOTIFY THE TOWN FOR ITS REPLACEMENT.
8. LAWN AREA PREPARATION PER 1000 SF. (SHOW SPECIFICATIONS)
 - 15 LBS 5-10-10 FERTILIZER, 50% SLOW RELEASE.
 - 70 LBS GRANULATED LIMESTONE.
9. WHICH ALL PLANT BEDS AND TREES WITH 4" DEPTH OF SUGAR CANE ON LEONICE ROOT MULCH.
10. STAKE ALL TREES WITH 2 CEDAR STAKES, RUBER HOSE AROUND TREE (6" ABOVE GRADE) AND TWISTED #10 GAUGE GALVANIZED WIRE.
11. PLANT PITS SHALL BE 12" WIDER AND 6" DEEPER THAN THE ROOT BALL. REMOVE ALL EXISTING SOIL AND BACKFILL WITH A MIXTURE OF ONE PART PEAT/MULCH TO 3 PARTS TOP SOIL. ADD 3 YEAR ERSERY GROWN FERTILIZER FRACKS (OR EQUAL) 1 PERR INCH OF TREE DIAMETER PER 12" HEIGHT OF SHRUBS.
12. GUARANTEE ALL PLANTS AND WORKMANSHIP FOR TWO PLANTING SEASONS.
13. ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF AN APPROPRIATE LICENSED DESIGN PROFESSIONAL. NOTIFY 48 HOURS PRIOR TO PLANTING.
14. PROVIDE THE TOWN OF RAMAPO BUILDING INSPECTOR WITH A COPY OF THE STATE CERTIFICATE OF SOURCE FOR ALL PLANT MATERIAL.
15. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERY MEN STANDARDS.
16. ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED ANONOR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.
17. ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED TERM OF THE COMMERCIAL VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.



- NOTES:**
1. ALL EXISTING SOIL FROM PLANTING PITS SHALL BE REUSED TO FILL PLANTING PITS TO ORIGINAL GRADE. A MIXTURE OF ONE PART PEAT/MULCH, ONE PART MANURE TO FOUR PARTS TOPSOIL.
 2. ALL PLANTS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO YEARS AFTER FINAL ACCEPTANCE AND COMPLETION OF WORK. ANY LANDSCAPING REQUIRED AS A BUFFER TO SHIELD THE PARKING LOT SHALL REMAIN IN PERPETUITY AS LONG AS THE PARKING LOT EXISTS.
 3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERY MEN'S "AMERICAN STANDARD FOR NURSERY STOCK" - CURRENT EDITION.
 4. ALL PLANT BEDS SHALL CONTAIN 3" MINIMUM SHREDED BARK MULCH ON LANDSCAPE FILTER FABRIC. HOLES FOR PLANTS SHALL BE 2X DIAMETER OF ROOTBALL AND MINIMUM 6" DEEPER THAN THE DEPTH OF THE BALL.
 5. THE TOWN SHALL BE NOTIFIED 48 HOURS PRIOR TO PLANTING FOR AN INSPECTION OF PLANT MATERIALS.
 6. ALL AREAS OUTSIDE WHICH BEDS AND SAUCERS SHALL BE SEEDED UNLESS OTHERWISE NOTED.
 7. TREES SHOWN TO REMAIN SHALL BE PROTECTED WITH CONSTRUCTION FENCING AT THE DIB LINE. IF DURING CONSTRUCTION, IT IS DETERMINED THAT A TREE PROPOSED TO REMAIN NEEDS TO BE REMOVED, THE APPLICANT SHALL CONTACT THE BUILDING INSPECTOR ON THE VILLAGE PLANNER TO DETERMINE APPROPRIATE REPLACEMENT MATERIALS, SIZE AND TYPE OF TREE AND BE SURE TO NOTIFY THE TOWN FOR ITS REPLACEMENT.
 8. LAWN AREA PREPARATION PER 1000 SF. (SHOW SPECIFICATIONS)
 - 15 LBS 5-10-10 FERTILIZER, 50% SLOW RELEASE.
 - 70 LBS GRANULATED LIMESTONE.
 9. WHICH ALL PLANT BEDS AND TREES WITH 4" DEPTH OF SUGAR CANE ON LEONICE ROOT MULCH.
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 12. GUARANTEE ALL PLANTS AND WORKMANSHIP FOR TWO PLANTING SEASONS.
 13. ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF AN APPROPRIATE LICENSED DESIGN PROFESSIONAL. NOTIFY 48 HOURS PRIOR TO PLANTING.
 14. PROVIDE THE TOWN OF RAMAPO BUILDING INSPECTOR WITH A COPY OF THE STATE CERTIFICATE OF SOURCE FOR ALL PLANT MATERIAL.
 15. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERY MEN STANDARDS.
 16. ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED ANONOR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.
 17. ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED TERM OF THE COMMERCIAL VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.

NO.	DATE	DESCRIPTION
1	02/20/24	FINAL
2	02/20/24	FINAL
3	02/20/24	FINAL
4	02/20/24	FINAL
5	02/20/24	FINAL

343 N. 4th DESIGNATION: 88-2-1-3
PROPOSED 6.5 ACRE LOT &
LIGHTING PLAN FOR
52 JILL LN

TOWN OF RAMAPO, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK
JANUARY 23, 2025 SCALE: 1" = 4'-0"

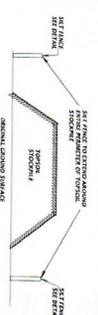
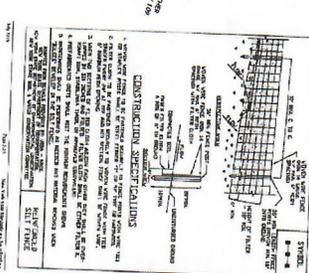
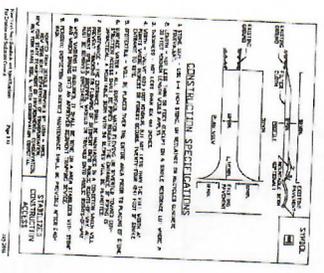
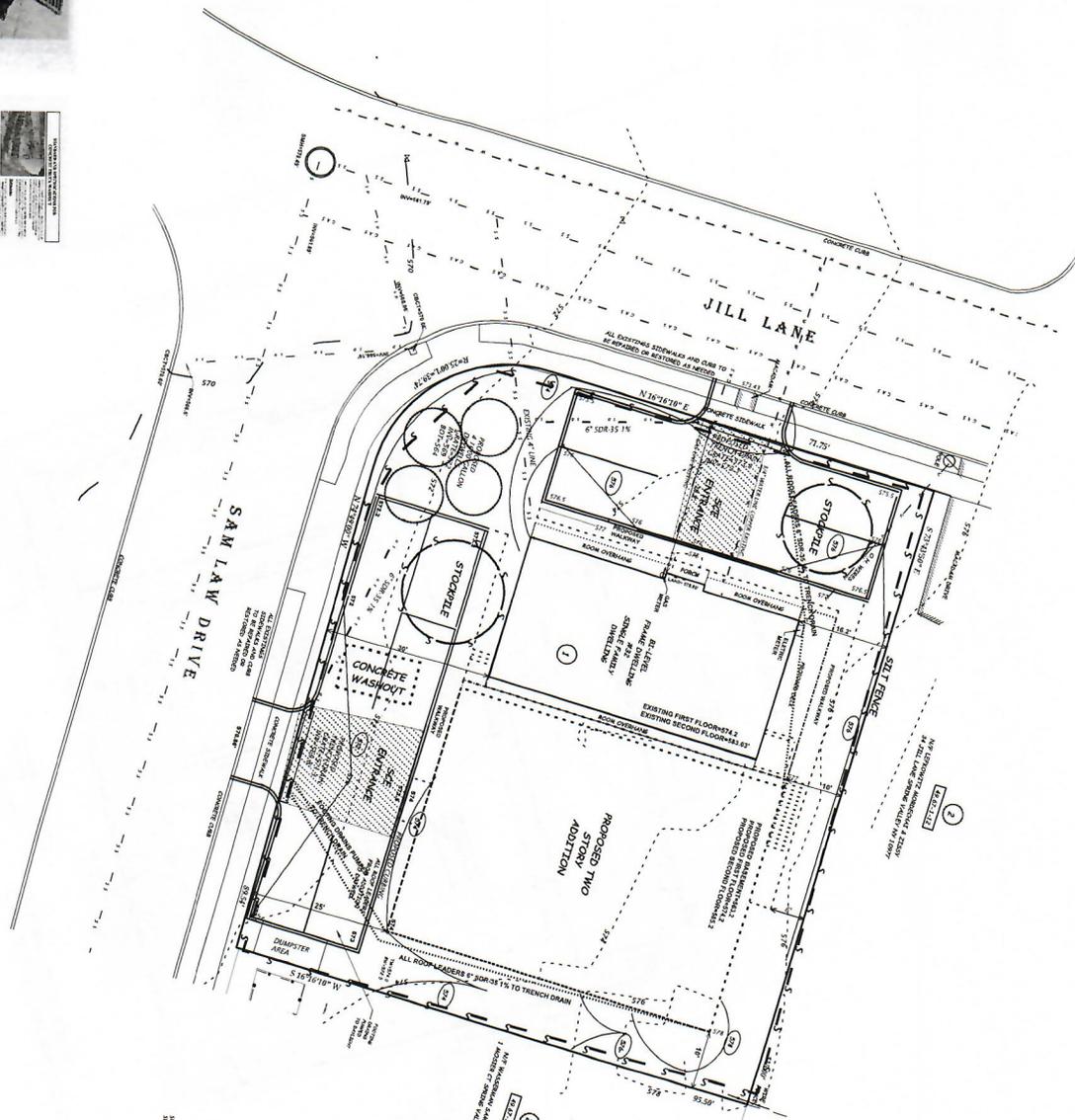
ANTHONY R. CELENANO P.E.
THESEAN T. GORRA
645 239 5248 / 645 239 5174

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1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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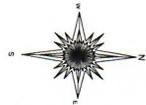


1. IF THE STRUCTURE IS TO BE BUILT ON A SLOPE, THE FOUNDATION SHALL BE DESIGNED TO BE PROPERLY ANCHORED TO THE SLOPE. THE FOUNDATION SHALL BE PROPERLY ANCHORED TO THE SLOPE.
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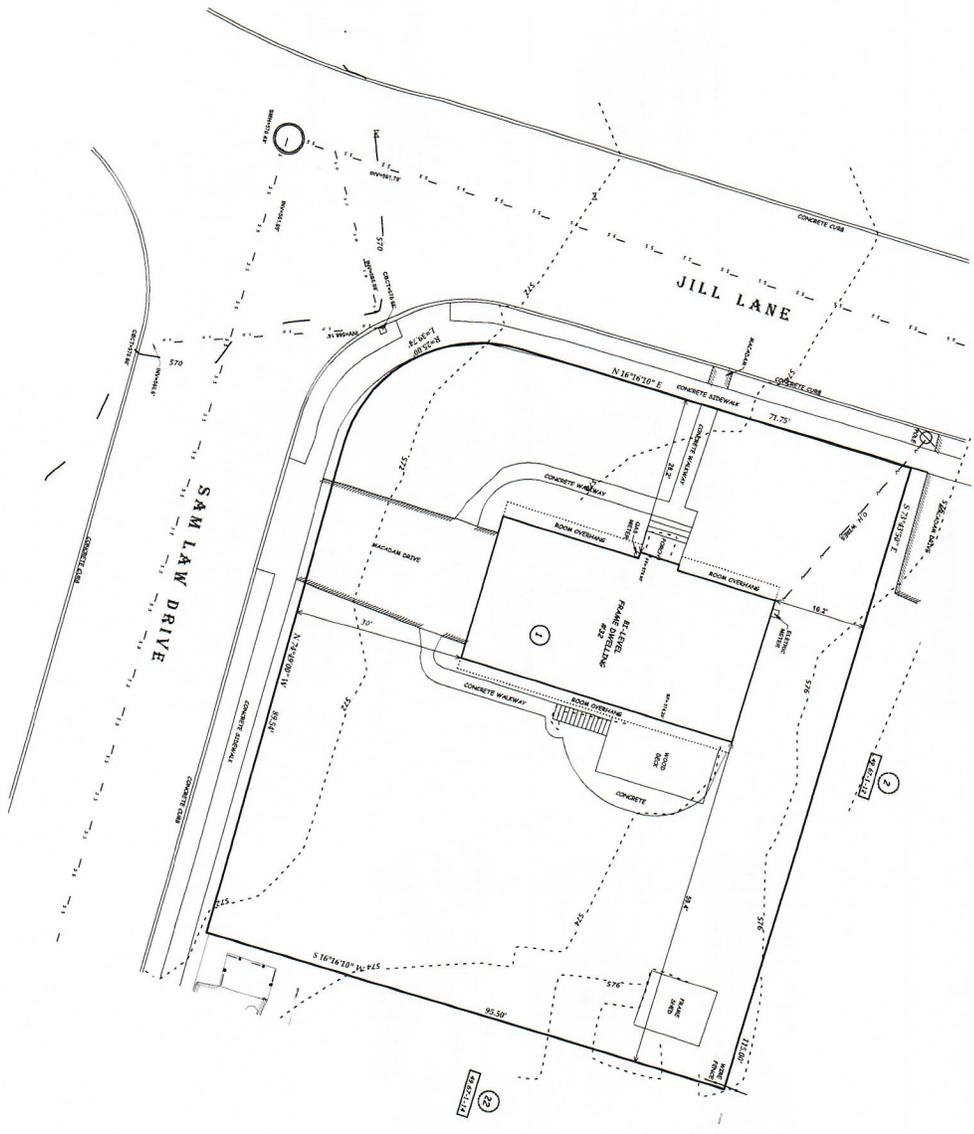
32 JILL LN.
 EROSION CONTROL
 PLAN FOR
 TOWN OF RAMAPO, ROCKLAND COUNTY
 NEW YORK
 JUNE 11, 2022
 SCALE: 1" = 10'
 ADRIAN R. CLEMENTE, P.E.
 400 W. 200th St.
 NEW YORK, NY 10024
 DATE: 6/11/2022
 SHEET 3 OF 4



STANDARD EROSION CONTROL NOTES
 1. AN EROSION CONTROL SYSTEM SHALL BE INSTALLED BY THE CONTRACTOR TO MAINTAIN THE FLOOD CONTROL DISTRICT'S EROSION CONTROL SYSTEMS.
 2. THE EROSION CONTROL SYSTEM SHALL BE DESIGNED TO MAINTAIN THE FLOOD CONTROL DISTRICT'S EROSION CONTROL SYSTEMS.
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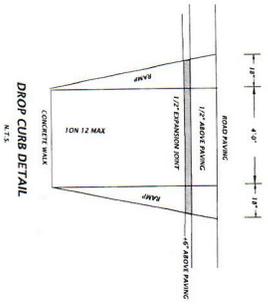
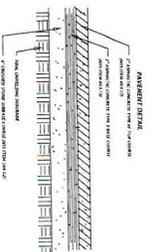
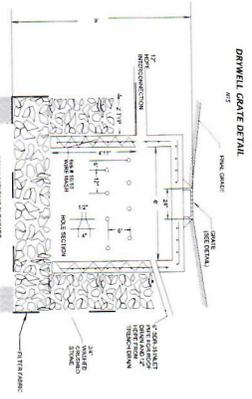
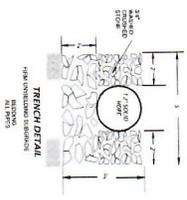
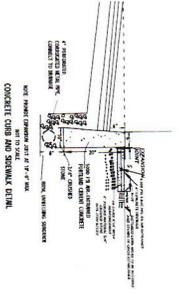
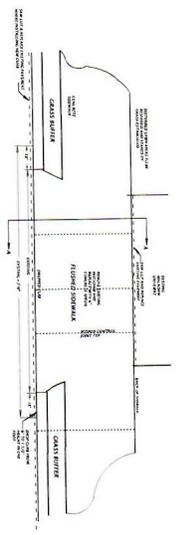
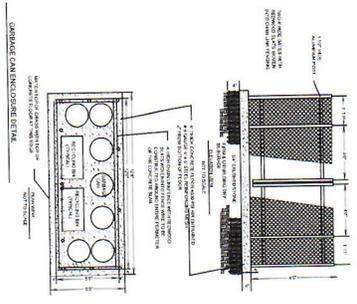
THIS PLAN IS A REVISION OF THE PREVIOUS EDITION AND SHOULD BE USED IN CONJUNCTION WITH THE PREVIOUS EDITION. ANY CHANGES TO THE PREVIOUS EDITION ARE INDICATED BY DASHED LINES AND DIMENSIONS. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S OFFICE IS LOCATED AT 100 WEST 10TH STREET, NEW YORK, NY 10011. THE ENGINEER'S PHONE NUMBER IS 212-512-1000. THE ENGINEER'S FAX NUMBER IS 212-512-1001. THE ENGINEER'S E-MAIL ADDRESS IS JLR@JLR.COM.



NOTES:
1. ALL EXISTING CONDUITS TO BE REMOVED OR PLACED WITH NEW CONDUITS.
2. ALL UTILITIES TO BE REMOVED.



1.57 ACRES 10,846 SQUARE FEET
 32 JILL LN.
 ROCKWELL COUNTY, NEW YORK
 ANTHONY R. CLEMENTE, P.L.S.
 100 WEST 10TH STREET
 NEW YORK, NY 10011
 212-512-1000
 212-512-1001
 JLR@JLR.COM
 JUNE 11, 2022 SCALE: 1" = 48'
 ANTHONY R. CLEMENTE, P.L.S.
 100 WEST 10TH STREET
 NEW YORK, NY 10011
 212-512-1000
 212-512-1001
 JLR@JLR.COM
 SHEET 1 OF 4



SPECIFICATIONS	
CONCRETE CURB, 4.00' DIA. @ 2.00' DIA.	PRECAST TRENCH DRAIN
MANHOLE, 4.00' DIA. @ 2.00' DIA.	MANHOLE DRAIN
DRAIN GRATE, 24\"/>	



PREPARED IN ACCORDANCE WITH SECTION 48.6.7.1.3
 DETAIL SHEET
 FOR
32 JILL LN

TOWN OF RAMAPO, ROCKLAND COUNTY
 SPENCER HALL, NEW YORK

ANTHONY R. CLEMENTINO P.E.
 37 ROSAM ROAD
 THIRFELS, N.Y. 10984
 845 629 2200 FAX 845 629 2193

DATE: 1/21/21
 SITE/PROJECT NO.: 1027544

SHEET 6 OF 6 1 01 31

PROPOSED ASSEMBLY AND RESIDENCE FOR:

79 WEST CHURCH STREET

79 WEST CHURCH STREET
VILLAGE OF SPRING VALLEY
ROCKLAND COUNTY, NEW YORK
SEC.-BLK.-LOT: 57.38-1-73.2

INDEX

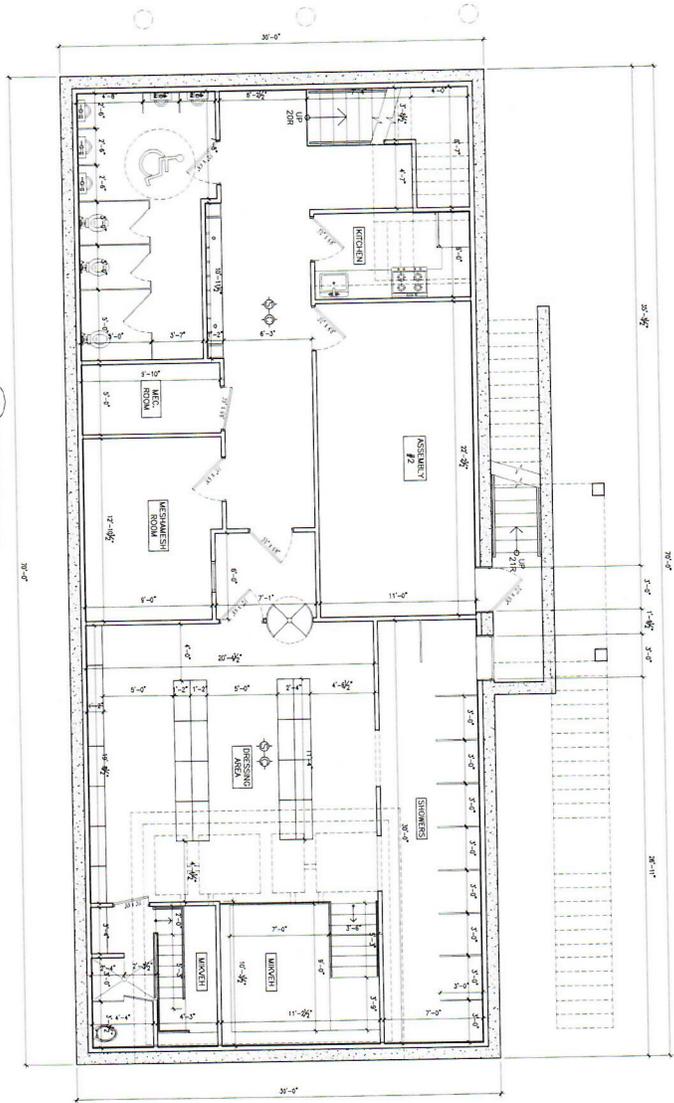
- A-100 BASEMENT FLOOR PLAN
- A-110 FIRST FLOOR PLAN
- A-101 SECOND FLOOR PLAN
- A-105 ROOF PLAN
- A-201 FRONT ELEVATION
- A-202 RIGHT AND LEFT ELEVATION
- A-203 REAR ELEVATION

RELEASE DATE: 7/20/2024



COMMERCIAL - RESIDENTIAL
412 N. MAIN STREET, SUITE 301
MONROE NY 10950 845-781-4222
LARRY@HARTMANDSIGN.COM





1 BASEMENT PLAN
A-102
SCALE: 1/4" = 1'-0"

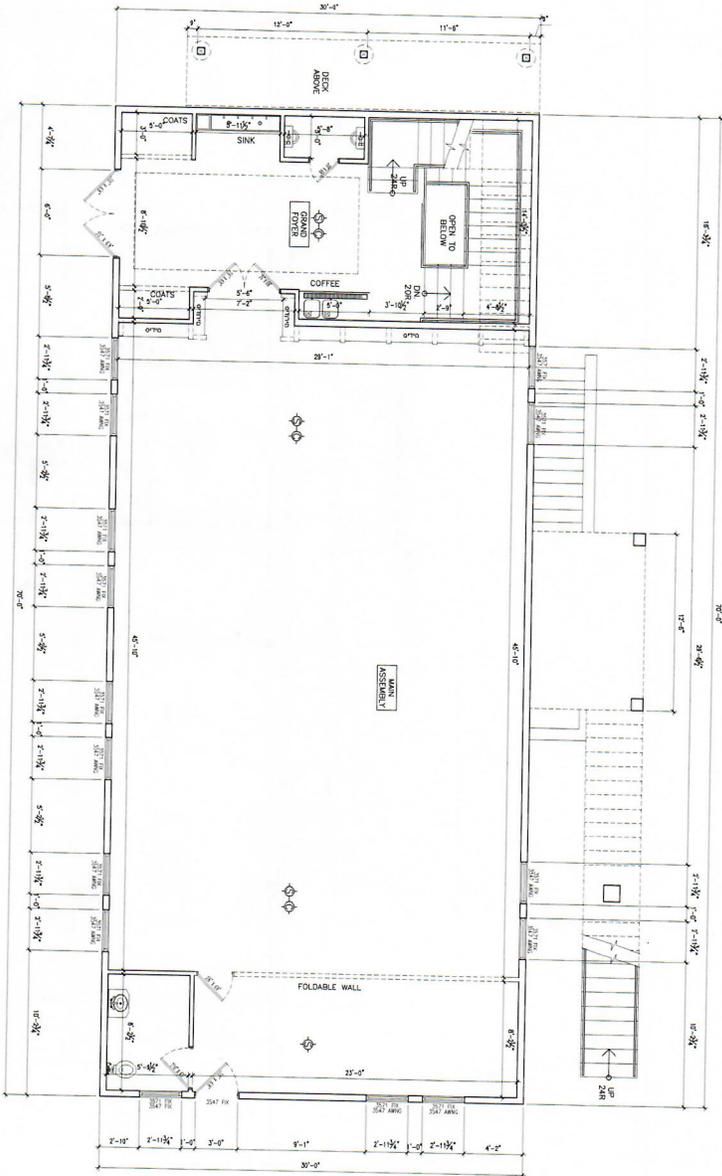
PLAN IS FOR PLANNING BOARD REVIEW ONLY AND NOT FOR CONSTRUCTION USE



PROPOSED ASSEMBLY AND RESIDENCE FOR:
79 WEST CHURCH STREET
 VILLAGE OF SPRING VALLEY
 ROCKLAND COUNTY, NEW YORK

PROJECT NO. 79-17-18
 DESIGN BY: [Name]
 DRAWN BY: [Name]
 DATE: [Date]

A-102



1 FIRST FLOOR PLAN
 A-103
 SCALE 1/4" = 1'-0"

PLAN IS FOR PLANNING BOARD REVIEW ONLY AND NOT FOR CONSTRUCTION USE

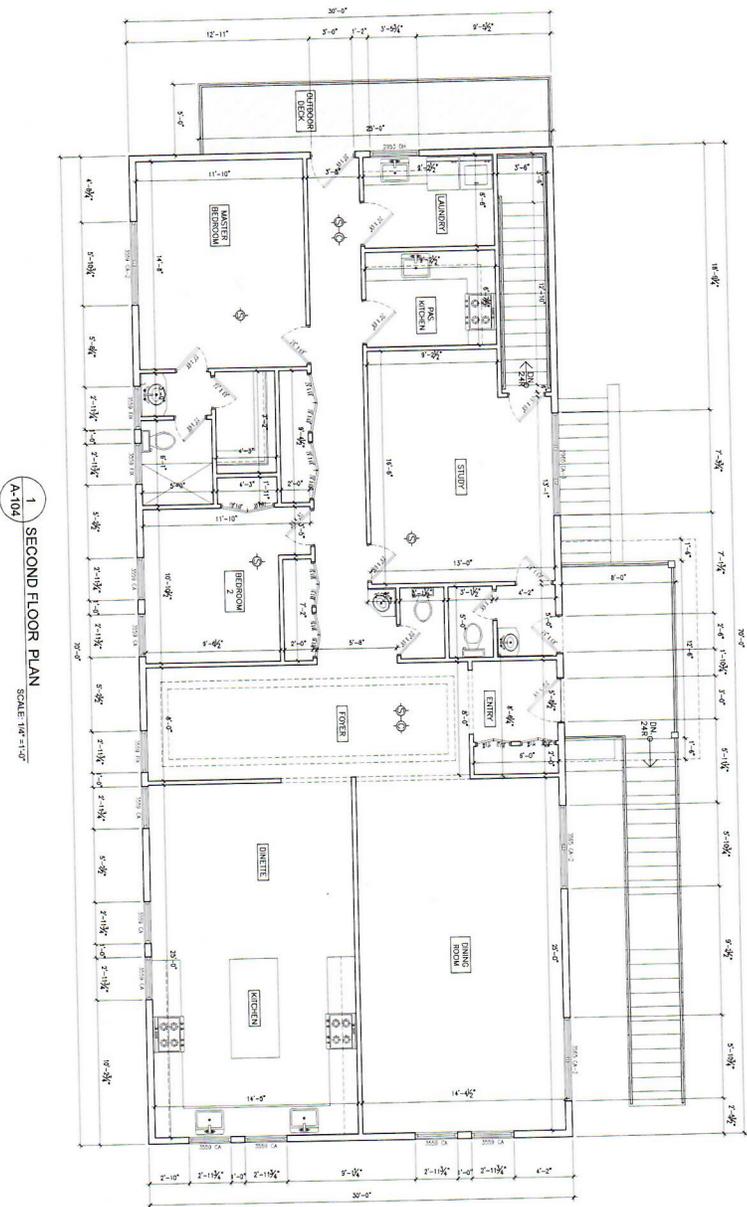
PROPOSED ASSEMBLY AND RESIDENCE FOR:
79 WEST CHURCH STREET
 VILLAGE OF SPRING VALLEY
 ROCKLAND COUNTY, NEW YORK



Hertman Design
 ARCHITECTS, INTERIORS
 415 N. MARKET STREET, SUITE 103
 SPRING VALLEY, NY 10977
 518-537-1100
 WWW.HERTMANDSIGN.COM

A-103

Project No. 79-0117-01
 Drawn By: L.A.
 Reviewed By: J.H.
 Date: 04/01/2014



1 SECOND FLOOR PLAN
A-104 SCALE 1/8" = 1'-0"

PLAN IS FOR PLANNING BOARD REVIEW ONLY AND NOT FOR CONSTRUCTION USE



A-104

PROPOSED ASSEMBLY AND RESIDENCE FOR:
79 WEST CHURCH STREET
 VILLAGE OF SPRING VALLEY
 ROCKLAND COUNTY, NEW YORK

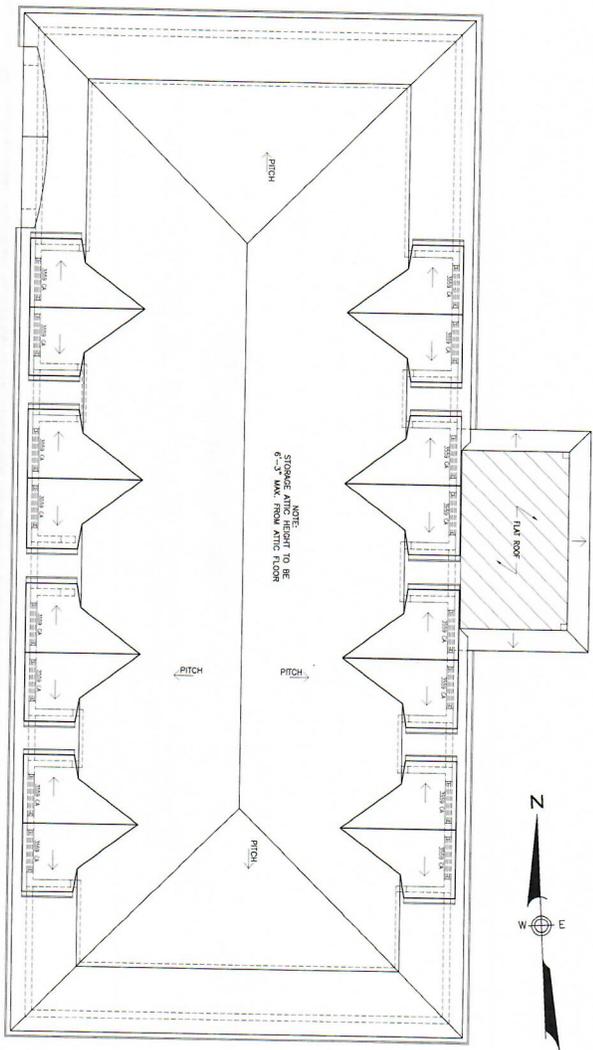


Hartman Design
 ARCHITECTS
 100 WEST CHURCH STREET
 SPRING VALLEY, NY 10977
 TEL: 845.341.1111
 FAX: 845.341.1112
 WWW.HARTMANDESIGN.COM

NEW YORK
 STATE OF NEW YORK
 OFFICE OF THE ARCHITECT AND ENGINEER
 160 WEST CHURCH STREET
 SPRING VALLEY, NY 10977
 TEL: 845.341.1111
 FAX: 845.341.1112
 WWW.HARTMANDESIGN.COM

Project No. 79-104-01
 Drawn By: JH
 Date: 10/14/14

SEAL NO. 0023244
 EXPIRES 12/31/2015



1 ROOF PLAN
A-105 SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE:	
SUBTOTAL	1,329 S.F.
FIRST FLOOR	1,868 S.F.
TOTAL SHEDS	1,687 S.F.
HOUSE	1,986 S.F.
SECOND FLOOR	5,603 S.F.
TOTAL BUILDING	

PLAN IS FOR PLANNING BOARD REVIEW ONLY AND NOT FOR CONSTRUCTION USE

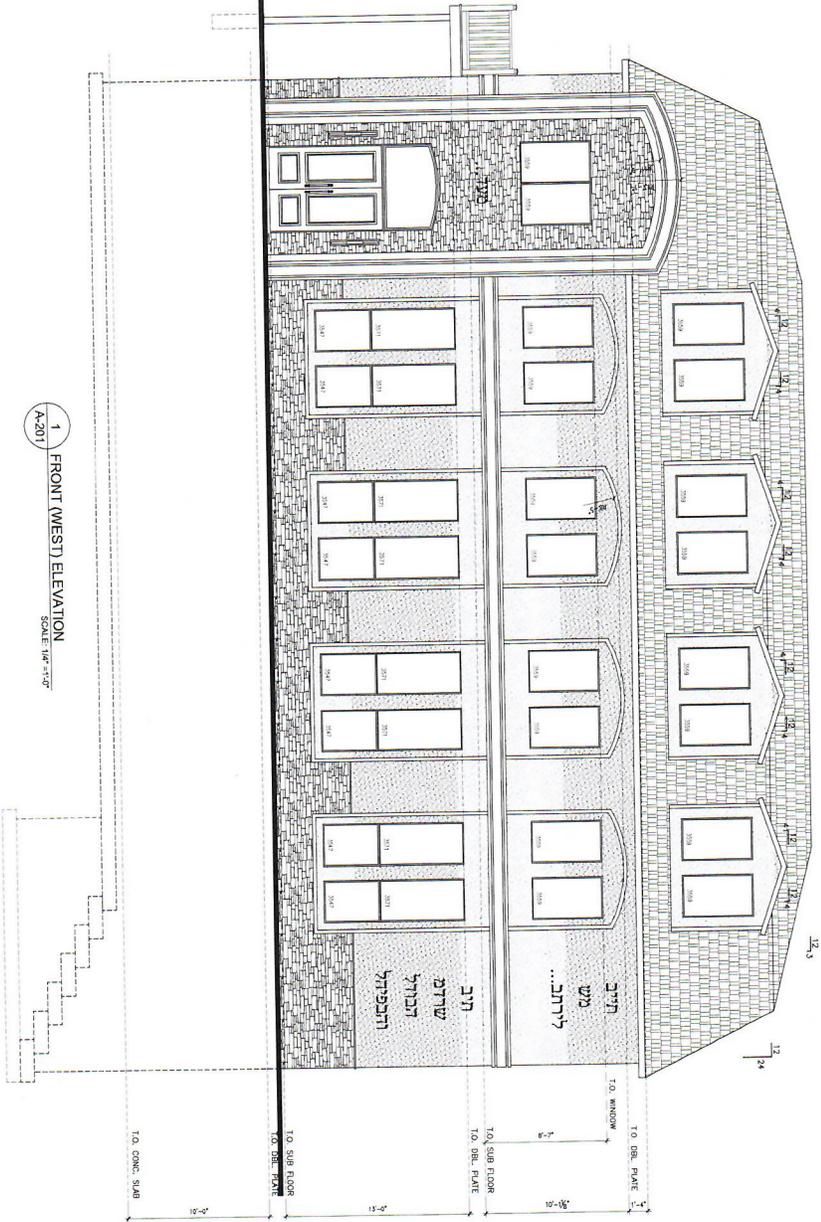


THIS IS A COPY OF A SET OF ARCHITECTURAL DRAWINGS FOR THE PROPOSED ASSEMBLY AND RESIDENCE FOR 79 WEST CHURCH STREET, VILLAGE OF SPRING VALLEY, ROCKLAND COUNTY, NEW YORK. THESE DRAWINGS ARE THE PROPERTY OF HARTMAN DESIGN AND SHALL REMAIN THE PROPERTY OF HARTMAN DESIGN. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HARTMAN DESIGN.

PROPOSED ASSEMBLY AND RESIDENCE FOR:
79 WEST CHURCH STREET
 VILLAGE OF SPRING VALLEY
 ROCKLAND COUNTY, NEW YORK

PROJECT NO. 2014-01-001
 DESIGNER: HARTMAN DESIGN
 DATE: 01/15/14

A-105



1 FRONT (WEST) ELEVATION
SCALE 1/4" = 1'-0"

PLAN IS FOR PLANNING BOARD REVIEW ONLY AND NOT FOR CONSTRUCTION USE

A-201

Project No. 2017-0273
 Drawn By: J
 Reviewed By: H
 Date: 08/01/17

NOT TO SCALE
 THIS IS A PRELIMINARY DRAWING AND NOT FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS AND TO THE EXTENT OF THE CONTRACT DOCUMENTS.

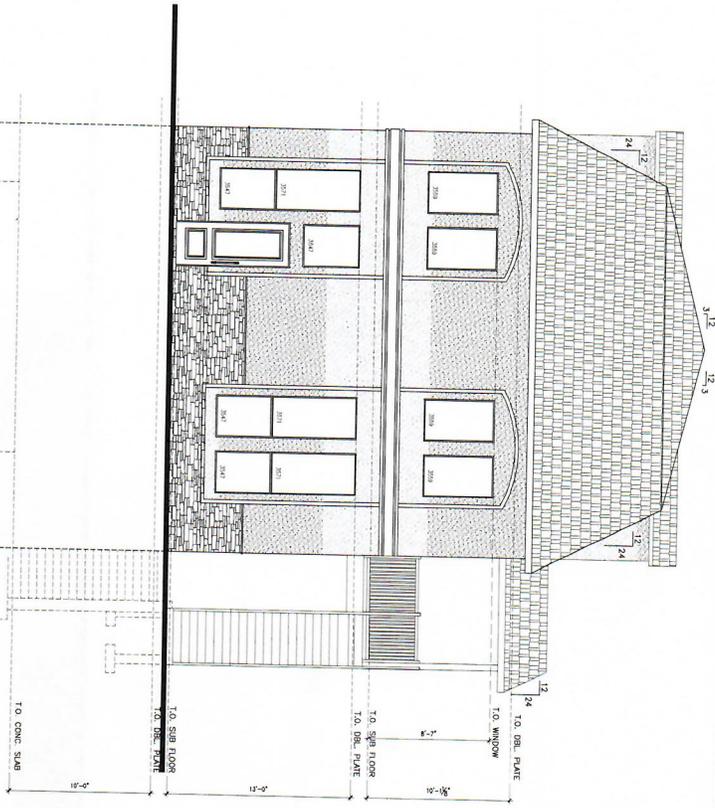
PROPOSED ASSEMBLY AND RESIDENCE FOR:
79 WEST CHURCH STREET
 VILLAGE OF SPRING VALLEY
 ROCKLAND COUNTY, NEW YORK

SEAL
 LICENSE NO. 082844

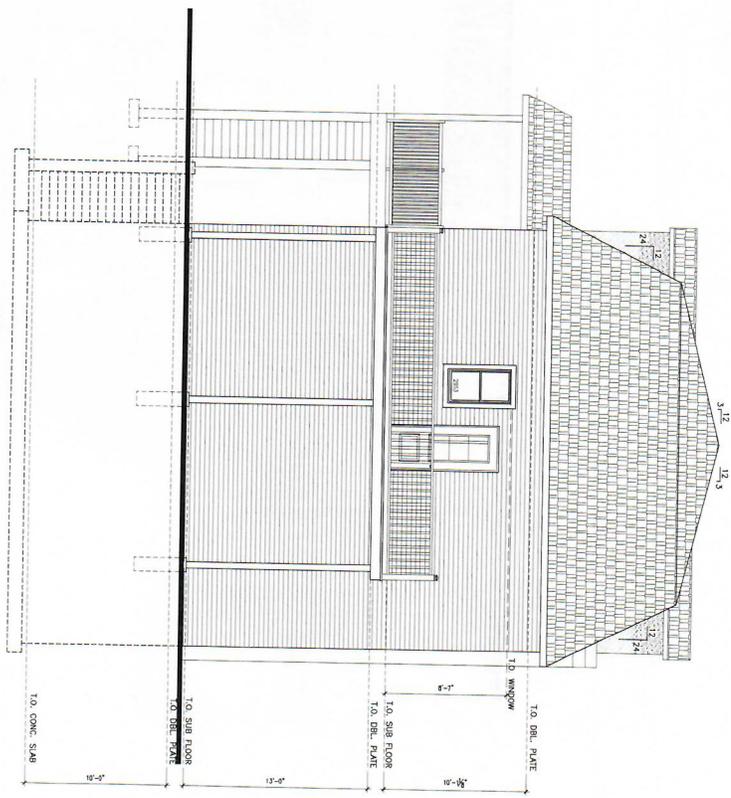


Hartman Design
 ARCHITECTS - INTERIORS
 100 WEST CHURCH STREET
 SPRING VALLEY, NY 10977
 845.341.1111

1 RIGHT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



PLAN IS FOR PLANNING BOARD REVIEW ONLY AND NOT FOR CONSTRUCTION USE

PROPOSED ASSEMBLY AND RESIDENCE FOR:
79 WEST CHURCH STREET
 VILLAGE OF SPRING VALLEY
 ROCKLAND COUNTY, NEW YORK

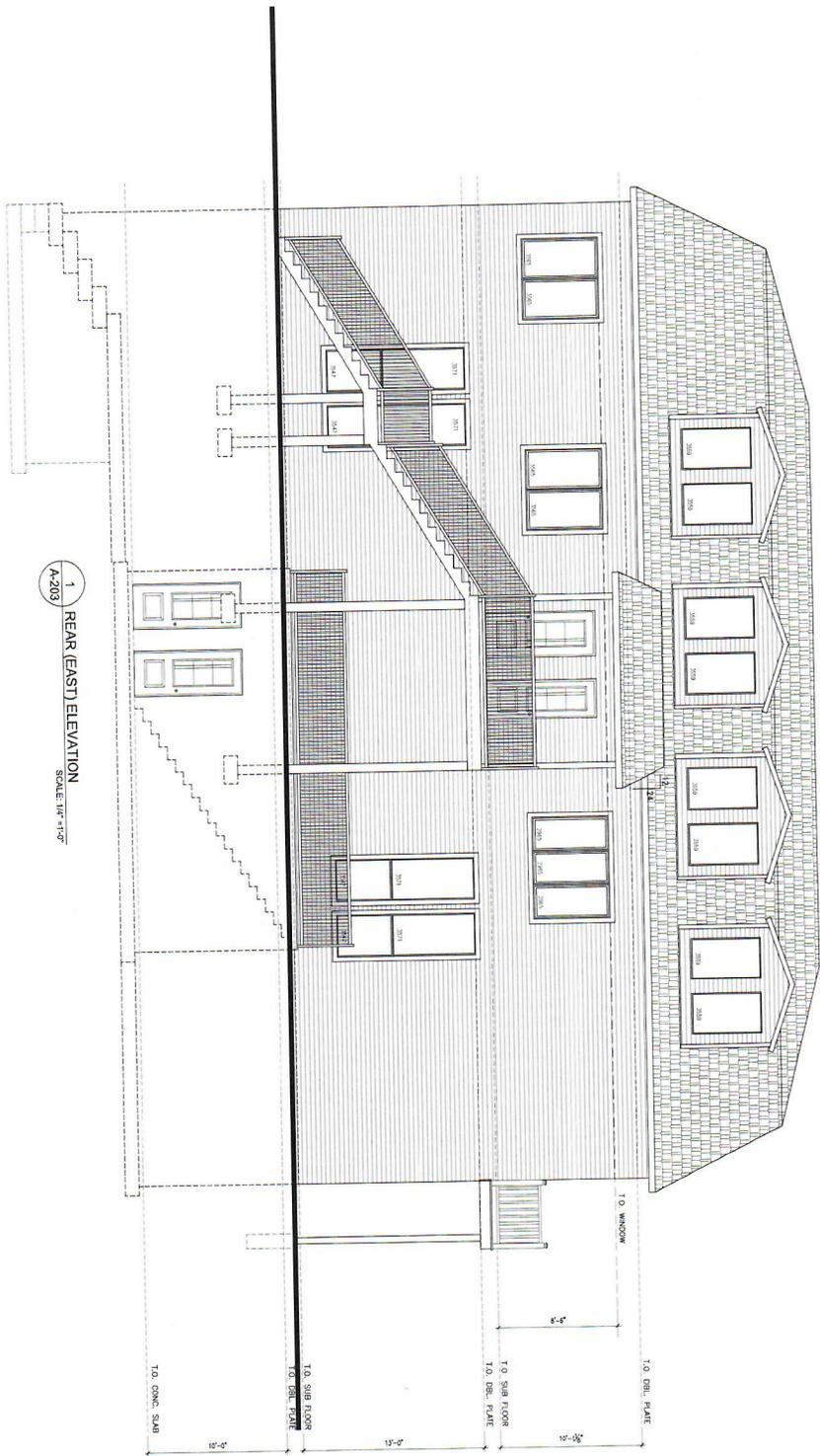


Hartman Design
 ARCHITECTS
 1454 WEST WINDY HILL ROAD
 SPRING VALLEY, NY 10977
 (845) 341-1111

A-202

Project No. 1917-0373
 Drawn By J
 Reviewed By JH
 Date 08/07/19

THIS SEAL IS VALID ONLY WHEN USED IN CONNECTION WITH THE ARCHITECT'S PROFESSIONAL SERVICES AS PROVIDED IN THE CONTRACT AND ONLY WHEN THE ARCHITECT IS THE DESIGNER OF RECORD FOR THE PROJECT. IT IS NOT VALID FOR ANY OTHER PROJECT OR FOR ANY OTHER ARCHITECTURAL OR ENGINEERING WORK. THE SEAL IS THE PROPERTY OF THE STATE AND SHALL BE RETURNED TO THE STATE UPON THE COMPLETION OF THE PROJECT.



PLAN IS FOR PLANNING BOARD REVIEW ONLY AND NOT FOR CONSTRUCTION USE

A-203

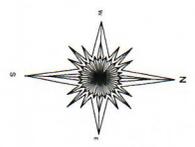
**PROPOSED ASSEMBLY AND RESIDENCE FOR:
79 WEST CHURCH STREET
VILLAGE OF SPRING VALLEY
ROCKLAND COUNTY, NEW YORK**

PROJECT NO. 2021-0273
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]



Hardman Design
 ARCHITECTS - ENGINEERS
 100 WEST CHURCH STREET
 SPRING VALLEY, NY 10977

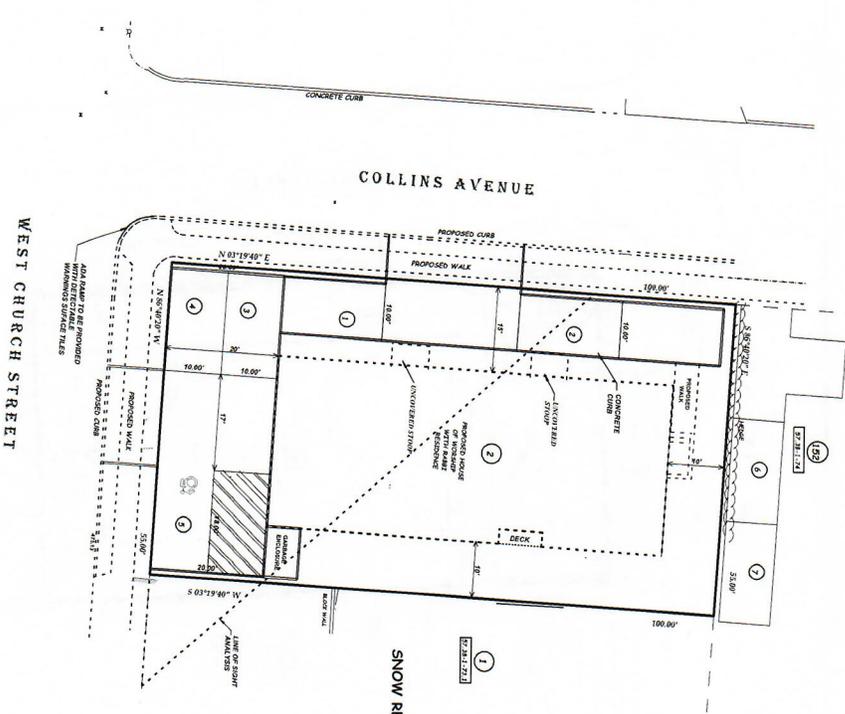
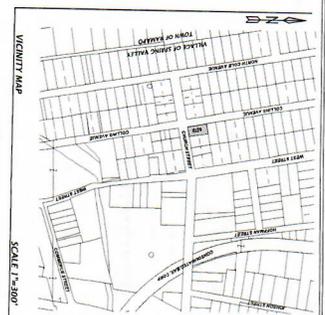
THIS PLAN IS VALID FOR 180 DAYS FROM THE DATE OF ISSUANCE. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ARCHITECT. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S SIGNATURE AND SEAL. THE ARCHITECT'S SIGNATURE AND SEAL ARE REQUIRED FOR ALL CONSTRUCTION PERMITS. THE ARCHITECT'S SIGNATURE AND SEAL ARE REQUIRED FOR ALL CONSTRUCTION PERMITS.



BULK REQUIREMENTS ZONE: R-2 HOUSE OF WORSHIP

USE	MINIMUM SETBACK	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MINIMUM TOTAL SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MINIMUM TOTAL SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	MINIMUM TOTAL SETBACK
HOUSE OF WORSHIP	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'	10.00'
REAR PORCH	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'
SCREENED PORCH	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'
DECK	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'
SCREENED DECK	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'
SCREENED DECK WITH ENCLOSURE	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'
SCREENED DECK WITH ENCLOSURE AND SCREENED PORCH	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'
SCREENED DECK WITH ENCLOSURE AND SCREENED PORCH AND DECK	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'
SCREENED DECK WITH ENCLOSURE AND SCREENED PORCH AND DECK AND SCREENED DECK	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'
SCREENED DECK WITH ENCLOSURE AND SCREENED PORCH AND DECK AND SCREENED DECK AND DECK	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'
SCREENED DECK WITH ENCLOSURE AND SCREENED PORCH AND DECK AND SCREENED DECK AND DECK AND DECK	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'	5.00'

PLANNING DEPARTMENT
 200 W. 7th Street
 4th Floor
 New York, NY 10014
 (212) 312-3100



SNOW REMOVAL REQUIRED FROM SITE

- NOTES**
1. TAX MAP NUMBER: MAP 57-18-173-2
 2. ZONE: LIGHTHOUSE/ISRAEL
 3. OWNER: SAME AS APPLICANT
 4. TOTAL NUMBER OF LOTS: 1
 5. TOTAL NUMBER OF UNITS: 1
 6. ZONE OF THE GENERAL MUNICIPAL LAW WITH APPLICABLE ZONING REGULATIONS: R-2
 7. AVAILABILITY IN THE SPRING VALLEY PLANNING DISTRICT: AVAILABLE
 8. INTERESTED PARTIES: NONE
 9. VARIATION REQUEST: NONE
 10. VARIATION REQUEST: NONE
 11. VARIATION REQUEST: NONE
 12. VARIATION REQUEST: NONE
 13. VARIATION REQUEST: NONE
 14. VARIATION REQUEST: NONE
 15. VARIATION REQUEST: NONE
 16. VARIATION REQUEST: NONE
 17. VARIATION REQUEST: NONE
 18. VARIATION REQUEST: NONE
 19. VARIATION REQUEST: NONE
 20. VARIATION REQUEST: NONE

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND FAITHFUL OPINION, I AM A LICENSED ARCHITECT AND I HAVE PREPARED THESE PLANS AND SPECIFICATIONS IN ACCORDANCE WITH THE PROFESSIONAL SEAL AND REGULATIONS OF THE ARCHITECTS' BOARD OF THE STATE OF NEW YORK. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OR COMPLETION OF THESE PLANS AND SPECIFICATIONS. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OR COMPLETION OF THESE PLANS AND SPECIFICATIONS.



NO.	DATE	DESCRIPTION
1	1/2/2025	PRELIMINARY PLANNING PHASE
2	3/1/2025	FINAL DESIGN
3	3/1/2025	PERMIT APPLICATION
4	3/1/2025	CONSTRUCTION

LOT AREA: 5,500 SQUARE FEET
 ZONING DESIGNATION: Z-28-R-2
 PROPOSED:
 79 CHURCH ST
 SPRING VALLEY
 NEW YORK

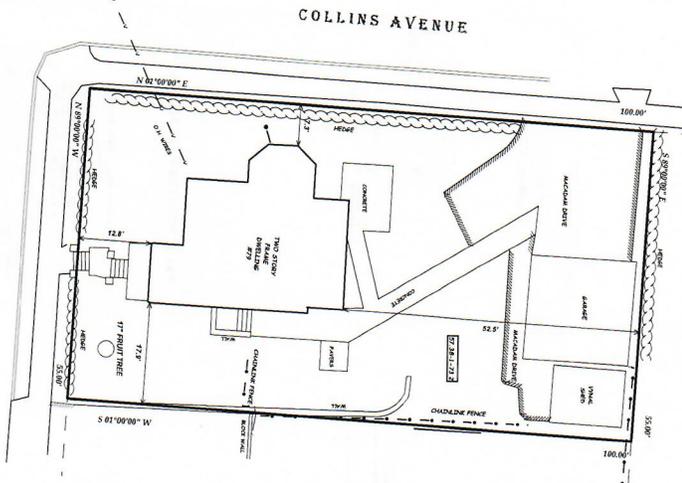
TOWN OF RAMAPO, ROCKLAND COUNTY
 SPRING VALLEY, NEW YORK

APRIL 2, 2025 SCALE: 1" = 1'-0"

ANTHONY R. CELENTANO P.E.
 661 232 5203 / 661 423 9874
 THELSON, N.Y. 10984
 661 232 5203 / 661 423 9874

ANTHONY R. CELENTANO, LICENSED ARCHITECT

7/1/2



WEST CHURCH STREET

COLLINS AVENUE

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. THE DISTANCES BETWEEN THE CORNERS OF THE LOTS SHOWN ON THIS PLAN ARE AS SHOWN BY THE SURVEY.
 3. THE DISTANCES BETWEEN THE CORNERS OF THE LOTS SHOWN ON THIS PLAN ARE AS SHOWN BY THE SURVEY.
 4. THE DISTANCES BETWEEN THE CORNERS OF THE LOTS SHOWN ON THIS PLAN ARE AS SHOWN BY THE SURVEY.
 5. THE DISTANCES BETWEEN THE CORNERS OF THE LOTS SHOWN ON THIS PLAN ARE AS SHOWN BY THE SURVEY.
 6. THE DISTANCES BETWEEN THE CORNERS OF THE LOTS SHOWN ON THIS PLAN ARE AS SHOWN BY THE SURVEY.
 7. THE DISTANCES BETWEEN THE CORNERS OF THE LOTS SHOWN ON THIS PLAN ARE AS SHOWN BY THE SURVEY.
 8. THE DISTANCES BETWEEN THE CORNERS OF THE LOTS SHOWN ON THIS PLAN ARE AS SHOWN BY THE SURVEY.
 9. THE DISTANCES BETWEEN THE CORNERS OF THE LOTS SHOWN ON THIS PLAN ARE AS SHOWN BY THE SURVEY.
 10. THE DISTANCES BETWEEN THE CORNERS OF THE LOTS SHOWN ON THIS PLAN ARE AS SHOWN BY THE SURVEY.

LOT AREA = 5,100 SQUARE FEET
 REFERENCE TO A CERTAIN MAP ENTITLED
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
 AS MAP 2195 BOOK 812 PAGE 214

NO.	DESCRIPTION	REMARKS
1	AS SHOWN	
2	AS SHOWN	
3	AS SHOWN	
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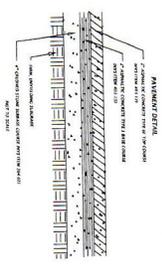
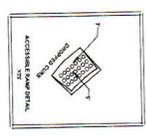
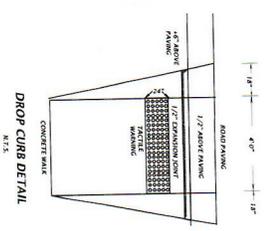
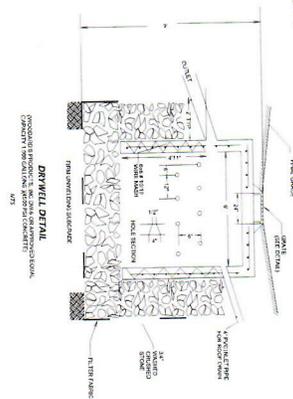
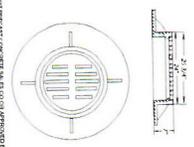
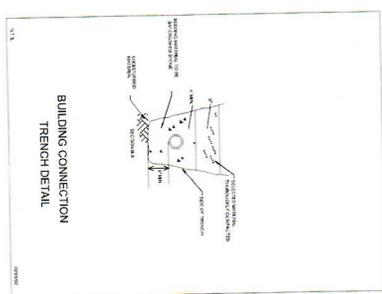
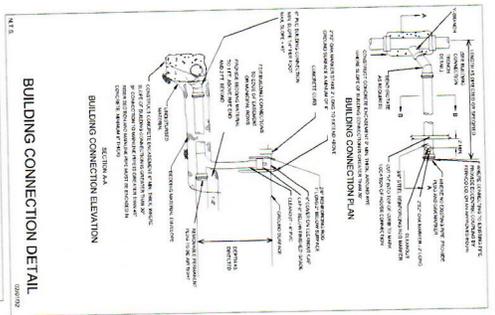
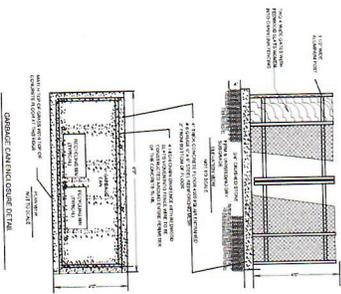
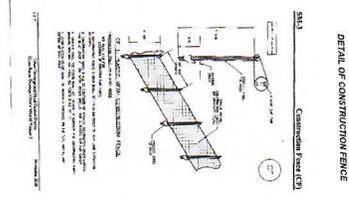
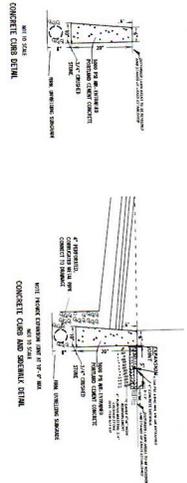
NOTICE: ALL UTILITIES TO BE REMOVED OR LACED WITH NEW CONNECTIONS SHALL BE SHOWN BY THE SURVEYOR AND SHALL BE SHOWN TO BE REMOVED OR LACED WITH NEW CONNECTIONS TO BE REMOVED.



ORDERED BY THE BOARD OF SUPERVISORS OF ROCKLAND COUNTY, NEW YORK, ON THIS 15TH DAY OF JUNE, 2010, AT THE OFFICE OF THE CLERK OF SAID COUNTY.

DEPARTMENT OF PLANNING AND ZONING
 EXISTING CONDITION FOR
79 CHURCH LLC

TOWN OF BAHAMON, ROCKLAND COUNTY
 SPRING VALLEY, NEW YORK
 AUGUST 2, 2009 SCALE: 1" = 40'
 ANTHONY R. CLEMENTE P.L.S.
 31 HOSKINS ROAD
 845 425 2050 FAX 425 8974
 [Signature] LIC# 000333
 SHEET 6 OF 6 7/2/10



1	DATE	REVISION
2	DATE	REVISION
3	DATE	REVISION
4	DATE	REVISION

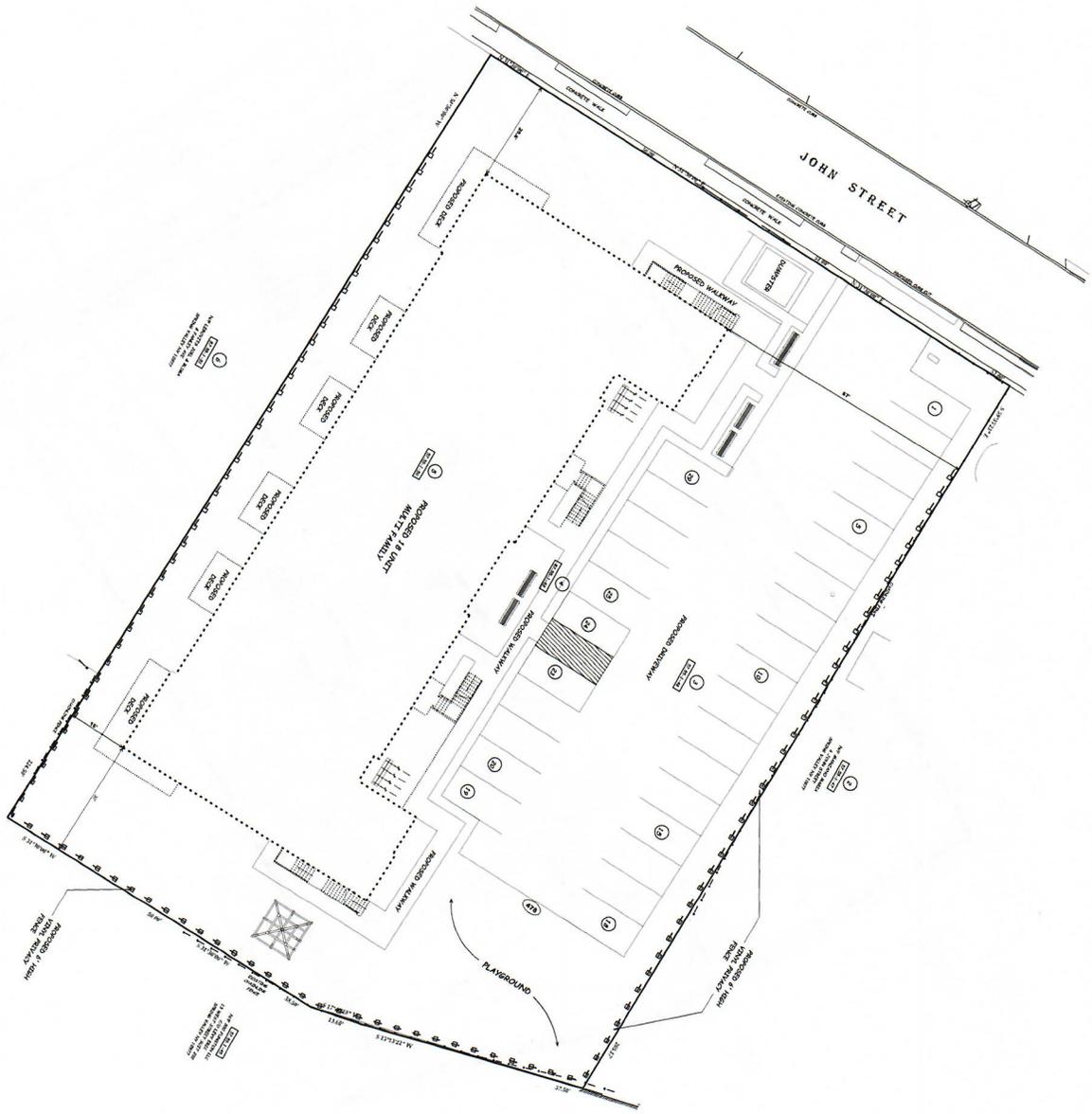
LOT AREA - 5,300 SQUARE FEET
 TAX MAP DISPOSITION 57-24-1-21.2
 DETAIL SHEET FOR
79 CHURCH ST
 TOWN OF RAMAPO, ROCKLAND COUNTY
 SPRING VALLEY, NEW YORK
 APRIL 2, 2019 SCALE: 1" = 4'-0"
 ANTHONY R. CELENTANO P.E.
 51 ROSAMUND ROAD
 SPRING VALLEY, NY 10977
 845 429 2200 FAX 845 393 5974
 A.R. Celentano License No. 130704A
 SHEET 8 OF 8 77-012



ZONE R-2 CHANGE TO R20 OVERLAY

DEVELOPMENT ZONING DISTRICTS

DEVELOPMENT ZONING DISTRICT	MINIMUM LOT AREA (SQ. FT.)	MINIMUM LOT WIDTH (FEET)	MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)	MINIMUM FRONT SETBACK FROM ADJACENT STREET (FEET)	MINIMUM FRONT SETBACK FROM ADJACENT ALLEY (FEET)	MINIMUM FRONT SETBACK FROM ADJACENT RAILROAD TRACKS (FEET)	MINIMUM FRONT SETBACK FROM ADJACENT AIRPORT (FEET)	MINIMUM FRONT SETBACK FROM ADJACENT WATERWAY (FEET)	MINIMUM FRONT SETBACK FROM ADJACENT HAZARDOUS WASTE TREATMENT PLANT (FEET)	MINIMUM FRONT SETBACK FROM ADJACENT HIGHWAY (FEET)	MINIMUM FRONT SETBACK FROM ADJACENT AIRPORT (FEET)	MINIMUM FRONT SETBACK FROM ADJACENT WATERWAY (FEET)	MINIMUM FRONT SETBACK FROM ADJACENT HAZARDOUS WASTE TREATMENT PLANT (FEET)
R-2	10,000	30	10	5	5	10	5	10	10	10	10	10	10	10	10
R-20	20,000	40	15	10	10	15	10	15	15	15	15	15	15	15	15



STATEMENT OF WORK

The purpose of this contract is to provide professional engineering services for the preparation of a site plan for the proposed development. The site plan shall show the location of the proposed buildings, parking areas, and other site features, and shall be in accordance with the applicable zoning regulations. The engineer shall also be responsible for obtaining the necessary permits from the appropriate authorities.

SCOPE OF WORK

The scope of work includes the preparation of a site plan, the preparation of a site plan, the preparation of a site plan, and the preparation of a site plan.

PROPOSED DEVELOPER

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

PROPOSED ARCHITECT

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____

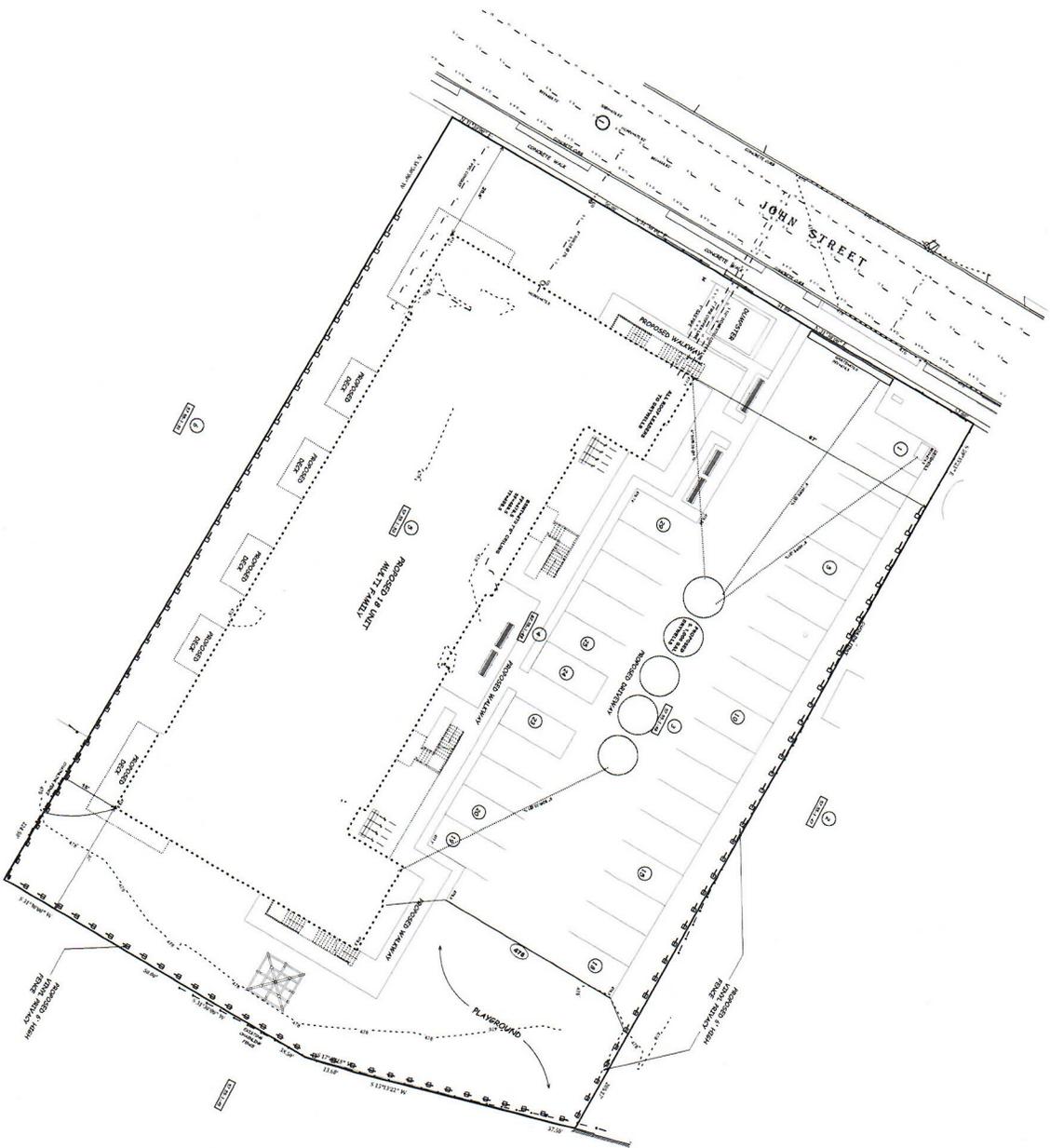
ZIP: _____

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN		
2	FINAL PLAN		
3	AS BUILT		



ANTHONY R. CLEVIN
 PROFESSIONAL ENGINEER
 STATE OF OHIO
 LICENSE NO. 10487

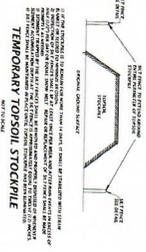
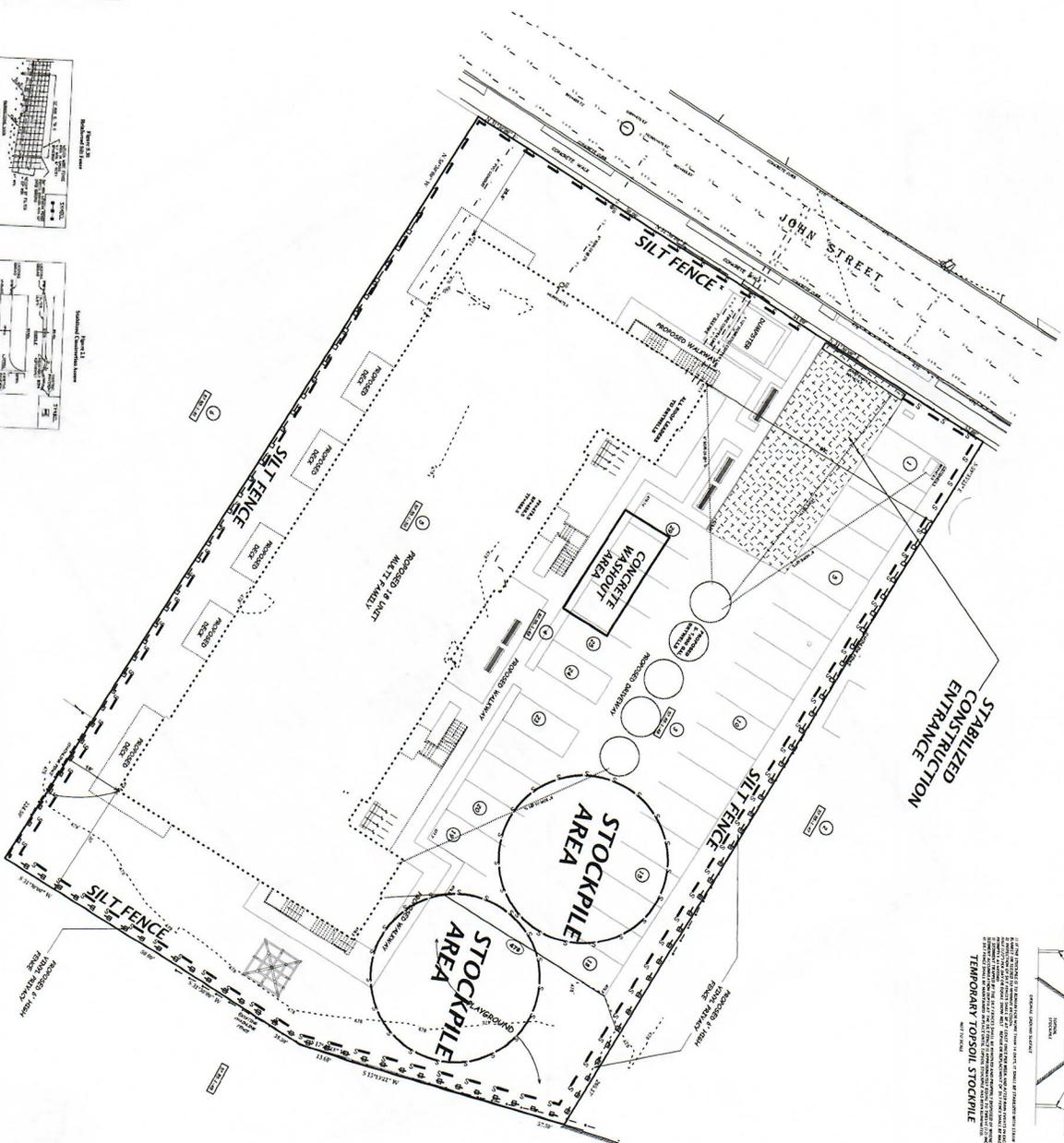
8,10,12 JOHN ST
 PROPOSED DEVELOPMENT
 SCALE: 1" = 40'



1	DATE	DESCRIPTION
2		
3		
4		
5		
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22		
23		
24		



ENGINEERING, ARCHITECTURE
 PROPOSED GRADING &
 UTILITIES PLAN FOR
8-10, 12 JOHN ST
 PREPARED FOR: [Name]
 PROJECT NO.: [Number]
 DATE: [Date]
 SCALE: 1" = 10'-0"
 ANTHONY R. CLEMANO P.E.
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF OHIO
 NO. 10487
 CIVIL ENGINEERING
 10000 LEXINGTON AVENUE, SUITE 100
 CLEVELAND, OHIO 44130
 (216) 421-1100
 WWW.ARCLEMANO.COM



TEMPORARY OIL STOCKPILE

INLET PROTECTION ALL EXISTING BASINS AND PROPOSED BASINS

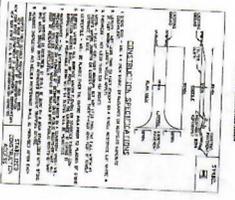
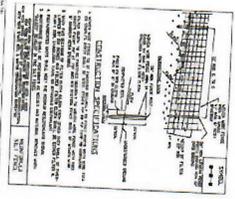


PHOTO: OPERATING THE TDS, TSS, AND OIL AND GREASE MONITORING SYSTEM

1. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND PROPOSED INLET PROTECTION SYSTEMS IN FULL COMPLIANCE WITH THE TDS, TSS, AND OIL AND GREASE MONITORING SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
2. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND PROPOSED INLET PROTECTION SYSTEMS IN FULL COMPLIANCE WITH THE TDS, TSS, AND OIL AND GREASE MONITORING SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND PROPOSED INLET PROTECTION SYSTEMS IN FULL COMPLIANCE WITH THE TDS, TSS, AND OIL AND GREASE MONITORING SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND PROPOSED INLET PROTECTION SYSTEMS IN FULL COMPLIANCE WITH THE TDS, TSS, AND OIL AND GREASE MONITORING SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND PROPOSED INLET PROTECTION SYSTEMS IN FULL COMPLIANCE WITH THE TDS, TSS, AND OIL AND GREASE MONITORING SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND PROPOSED INLET PROTECTION SYSTEMS IN FULL COMPLIANCE WITH THE TDS, TSS, AND OIL AND GREASE MONITORING SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND PROPOSED INLET PROTECTION SYSTEMS IN FULL COMPLIANCE WITH THE TDS, TSS, AND OIL AND GREASE MONITORING SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND PROPOSED INLET PROTECTION SYSTEMS IN FULL COMPLIANCE WITH THE TDS, TSS, AND OIL AND GREASE MONITORING SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND PROPOSED INLET PROTECTION SYSTEMS IN FULL COMPLIANCE WITH THE TDS, TSS, AND OIL AND GREASE MONITORING SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.
10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND PROPOSED INLET PROTECTION SYSTEMS IN FULL COMPLIANCE WITH THE TDS, TSS, AND OIL AND GREASE MONITORING SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.

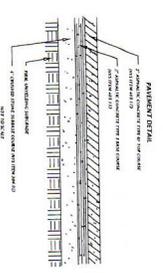
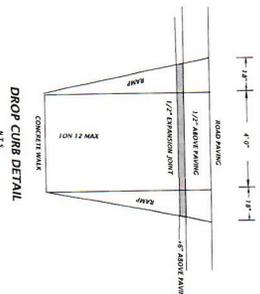
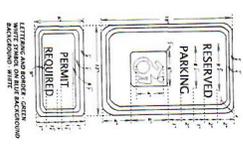
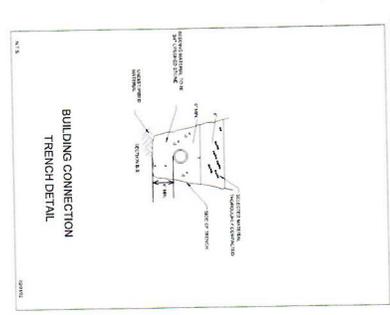
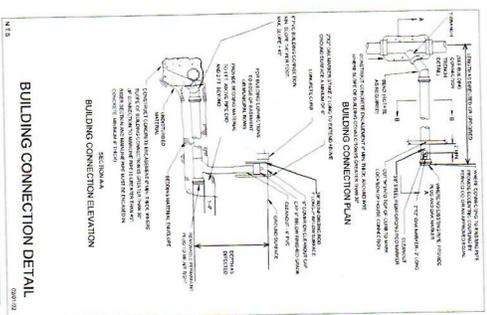
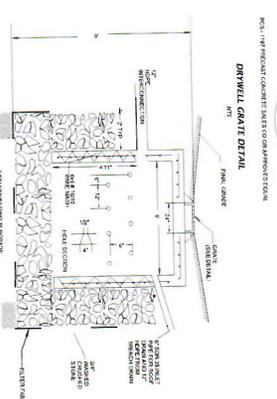
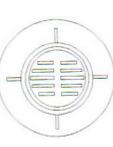
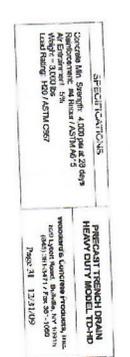
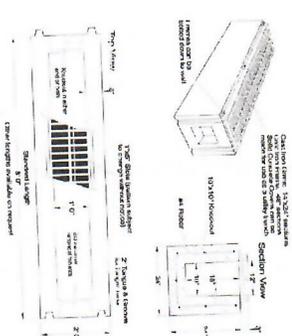
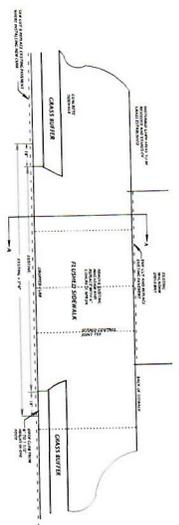
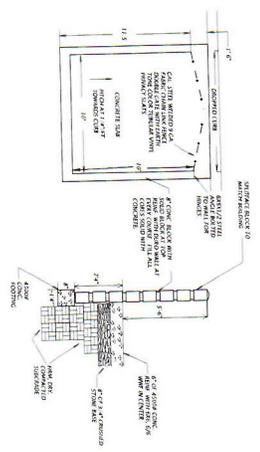
STABILIZED CONSTRUCTION ENTRANCE

THE CONTRACTOR SHALL MAINTAIN THE EXISTING AND PROPOSED STABILIZED CONSTRUCTION ENTRANCES IN FULL COMPLIANCE WITH THE TDS, TSS, AND OIL AND GREASE MONITORING SYSTEMS THROUGHOUT THE CONSTRUCTION PERIOD.



NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	11/15/11	XXX
2	ISSUED FOR PERMIT	11/15/11	XXX
3	ISSUED FOR PERMIT	11/15/11	XXX
4	ISSUED FOR PERMIT	11/15/11	XXX
5	ISSUED FOR PERMIT	11/15/11	XXX
6	ISSUED FOR PERMIT	11/15/11	XXX
7	ISSUED FOR PERMIT	11/15/11	XXX
8	ISSUED FOR PERMIT	11/15/11	XXX
9	ISSUED FOR PERMIT	11/15/11	XXX
10	ISSUED FOR PERMIT	11/15/11	XXX

ELDERBROOK ENGINEERING, LTD. 446-66
 7800 BROADWAY
 CONROD PLAZA, 908
8, 10, 12 JOHN ST
 TORONTO, ONTARIO M5V 2E4
 TEL: 416-593-1111
 FAX: 416-593-1112
 WWW.ELDERBROOKENGINEERING.COM



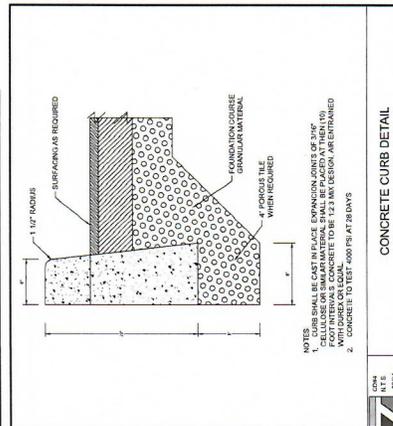
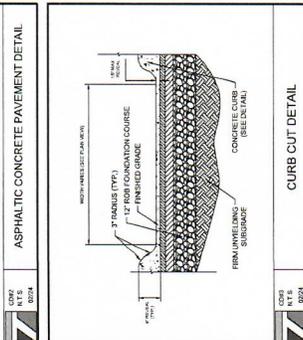
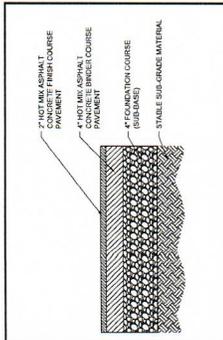
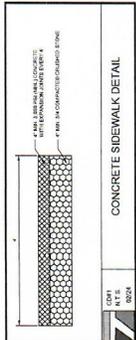
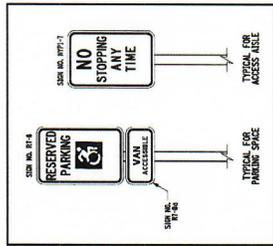
DATE PREPARED: 05-14-2020
 8,10,12 JOHN ST
 TOWN OF RAMAPO, ROCKLAND COUNTY
 SPRING VALLEY, NEW YORK
 JANUARY 26, 2021 SCALE: 1" = 2'-0"

ANTHONY R. CELENTANO P.E.
 31 ROSAMUND ROAD
 SPRING VALLEY, NY 10977
 845.429.2200 FAX 845.429.5974

130880233
 SHEET 6 OF 6 9 2 9 3



ACCESSIBILITY SYMBOL



- NOTES
1. CURB SHALL BE CAST IN PLACE EXPANSION JOINTS @ 10 FT.
 2. CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT THE REINFORCING BAR LOCATIONS TO PREVENT CONCRETE FROM SETTLING INTO THE JOINTS.
 3. CONCRETE TO TEST 4000 PSI AT 28 DAYS.



6 MURIN ST
 TOWN OF RAMAPO, ROCKY HILL
 COUNTY, NY 10877
 SBL 57.38-1-10

DETAILS SHEET

JOSIP MEDIC, PE
 LICENSE NO. 133757
 DATE: 10/26/2023

NO.	REVISION	DATE	BY	CHKD.

TERRANOVA
 ENGINEERING CONSULTANTS
 11 LAWRENCE STREET, SUITE 200
 RAMAPO, NY 10877
 TEL: 845.351.1111 FAX: 845.351.1112
 WWW.TERRANOVA-ENG.COM

DESIGN BY: JM
 DRAWN BY: JM
 CHECKED BY: JM
 SCALE: 1" = 4'-0"
 FILE NO: 57.38-1-10
 SHEET NO: 07 OF 07
 DATE: 10/26/2023

