

**MEMORANDUM**

**TO:** Village of Spring Valley Planning Board  
**FROM:** Michael D. Kauker, PP, AICP  
Principal  
**DATE:** August 26, 2025  
**SUBJECT:** **192 North Main Street**  
Review # 5

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**The following materials were received and reviewed by this office:**

1. Site Development Plan consisting of 3 sheets prepared by Anthony R. Celentano, P.L.S.:
  - a. Sheet 1 of 3: Proposed Planimetric Plan dated September 29, 2017 last revised 7/13/25.
  - b. Sheet 2 of 3: Proposed Grading & Utilities Plan dated September 29, 2017 last revised 7/13/25.
  - c. Sheet 3 of 3: Proposed Erosion Control Plan dated September 29, 2017 last revised 7/13/25.
2. Architectural Plans consisting of 3 sheets prepared by Eric Knute Osborn Architect dated July 31, 2025
3. Application Review Form dated 12/27/24.
4. SEQRA Short Environmental Assessment Form Part 1 dated 2/5/25.
5. Drainage calculations prepared by Celentano Engineering, PLLC dated August 6, 2025.
6. Traffic and Parking Analysis prepared by Harry Baker & Associates dated July 21, 2025.
7. Narrative prepared by Binyamin Amona dated July 16, 2025.
8. Narrative prepared by Binyamin Amona dated August 6, 2025.

**The following comments are submitted regarding this application for the Planning Boards consideration:**

**Introduction**

An application has been submitted to the Village of Spring Valley Planning Board for consideration of a preliminary and final site development plan to construct a 15,274-square-foot, four-story office/warehouse building with a basement, along with an associated parking area containing 37 spaces. The proposed site plan has been redesigned, with both the building and parking area relocated on the site. While the redesign utilizes the site more efficiently, the building continues to be excessively large relative to the site.

The subject property is a corner lot located on the northeast corner of North Main Street and Ewing Avenue. The subject property is comprised of one tax lot with a gross lot area of 17,064 square feet and a net lot area of 14,196 square feet with deductions for land under water and

steep slopes and are located within the GB General Business District. The proposed development will require preliminary and final site development plan approval from the Planning Board, variances from the ZBA and two special permits from the Village Board for the proposed warehouse use and height of the building. Since the property is located within the 100 year flood zone a review is required by the Floodplain administrator.

### Application Status

The applicant is on for a preliminary hearing before the Planning Board and it is the applicant's fourth appearance before the Planning Board.

### General Comments

1. Although the revised layout is more conforming than the prior layout, there is still a substantial deviation from the required front yard and side yard setbacks, floor area ratio (FAR), and parking, which suggests that the site may not be able to accommodate the proposed development as currently designed. The applicant is encouraged to consider reducing the scale of the project, both in terms of the building size.
2. To accommodate parking on the subject property, it still appears that the applicant is proposing a 5-foot easement onto the adjacent property to the east. This should be clarified as based on a review of the prior plan it appears that an easement is not proposed. If an easement is still proposed the property line and easement line shall be clearly shown on the plan. This design is less than ideal and suggests that the building is too large for the site, which cannot adequately support the proposed development. We recommend that all improvements be confined to the subject property. **The applicant indicates that the 5-foot easement has been eliminated; however, it is still shown on the site plan. The site plan should be revised to remove the easement.**
3. A loading area is proposed; however, based on its location and size, it appears that a delivery vehicle may have difficulty accessing it. The dimensions of the loading area are not shown. The applicant shall provide the dimensions, turning radii, and the type of truck that will utilize the loading area to ensure there is sufficient space for proper access and maneuvering. **The applicant has provided a turning template on Sheet C-1 of the Architectural Plans. However, it is unclear whether the turning radius allows sufficient room for a box truck to maneuver on site. We recommend that the Village's Traffic Engineer review this matter and provide comments.**
4. The basement floor should be included in the parking calculation. **Not addressed.**
5. There are a substantial number of mature trees located on the site that will need to be removed. The applicant shall provide a plan depicting the location of trees with a caliper of 6 inches and greater. This will serve as the basis for a tree replacement plan. **Not provided.**
6. How and where will trucks pick up and drop off goods and materials. **A narrative shall be provided addressing this issue.**
7. There are also no areas shown for snow removal for the office/warehouse use. **Not addressed.**

### State Environmental Quality Review Act (SEQRA)

Pursuant to SEQRA regulations this action is identified as an unlisted action. It should be determined if the Planning Board or Village Board will serve as Lead Agency for this action. The following actions related to the SEQRA review have been taken:

- Declaration of intent to be Lead Agency: February 6, 2025
- Declaration of Lead Agency: April 3, 2025
- Adoption of Part 2: TBD
- Adoption of Negative Declaration: TBD

### Board Action

The Planning Board of the Village of Spring Valley ("Planning Board") has already declared itself to be SEQRA Lead Agency on April 3, 2025. The proposed changes to the plan introduce new or greater environmental impacts, including an increase in building height from 40 feet to 50 feet 6 inches, where only 35 feet is permitted. Accordingly, we have prepared an amended SEQRA Part 2 for the Board's consideration. We recommend that the Board adopt the amended SEQRA EAF Part 2 and forward the document to the applicant for preparation of a SEQRA EAF Part 3 addressing the environmental impacts.

### Property Description

The subject property is a corner lot located on the northeast corner of North Main Street and Ewing Avenue. The subject property is comprised of one tax lot with a gross lot area of 17,064 square feet and a net lot area of 14,196 square feet with deductions for land under water and steep slopes and are located within the GB General Business District. The subject property is currently vacant. The westerly half of the site is heavily wooded, and a stream is located on the easterly portion of the site. The site contains environmental constraints in the form of open water and steep slopes.

The subject property is bounded by a house of worship and a shopping center which also contains the Village Hall to the north, vacant land and a one-family dwelling to the east, Ewing Avenue and a multi-family dwelling to the south, and North Main Street and a girls school to the west.

The aerial photograph below shows the subject property and its relationship to the surrounding neighborhood.



Aerial Map

Source: Nearmap (10/4/24)



The following map shows the lot that is the subject of this application in relation to the other lots in the area.



Tax Map

Source: Rockland County GIS



### Proposed Development

The applicant is seeking preliminary and final site development plan approval to construct a four-story warehouse with a basement and an associated parking area.

Vehicular access to the proposed office/warehouse building will be provided via one ingress/egress driveways off Ewing Avenue. The plan includes 37 parking spaces, where 43 are required per the site plan (see footnote 2 on page 8). Parking space dimensions are 9 feet by 18 feet, while the aisle widths are 24 feet. The parking lot aisles are dead-end, offering no space for vehicles to turn around.

A loading area has been provided; however, based on its location and size, it appears that a delivery vehicle may have difficulty accessing it. Although a garbage dumpster has been provided there is no provision for snow storage removal.

### Site Development Plan

In considering and acting upon a site development plan, the Planning Board shall take into consideration the public health, safety and welfare, the comfort and convenience of the public in general and of the prospective occupants of the proposed development and of the immediate neighborhood in particular and may prescribe such appropriate conditions and safeguards as may be required in order to further the expressed intent of this chapter and accomplish the following objectives in particular:

- A. Traffic access. All proposed traffic access will be adequate but not excessive in number; adequate in width, grade, alignment and visibility; not located too near street corners or other major access points; and other similar safety considerations.
- B. Circulation and parking. Adequate off-street parking and loading spaces will be provided to prevent parking of vehicles on public streets. The interior circulation system will be adequate to provide safe accessibility to all required off-street parking.
- C. Landscaping and screening. All recreation areas, parking and service areas will be landscaped and reasonably screened from the view of adjacent residential lots and streets at all seasons of the year.
- D. Compatibility. Signs and lights will be compatible and in scale with building elements and shall not predominate the overall visual impact of the project. Textures of buildings and paved areas shall be sufficiently varied to prevent a massive or monolithic appearance, particularly areas of asphaltic paving for parking.
- E. Environment. The design, layout and operational characteristics of the proposed use will not represent a significant impact on the environment or result in a waste of the land and other natural resources of the village. To the greatest possible extent, development will be in harmony with the natural environment and adequate compensatory devices will be prescribed to offset potential significant deterioration resulting from the project.
- F. Development. The site development plan elements, including buildings, parking, drainage, circulation, signs and lighting, will not adversely affect the potential of adjacent properties or the property under review from its highest and best use.

- G. Public safety and fire access. The site development plan shall provide for adequate fire truck maneuvering, sufficient fire hydrants, properly delineated fire lanes and adequate emergency access.
- H. Reservation of land for park and playground purposes.
- (1) This subsection is expressly intended to supersede the provisions of Village Law § 7-725-a, Subdivision 6, to the extent of allowing the Planning Board to require the reservation of land for park and playground purposes or money in lieu of the same, at a site plan stage, where said was not provided for at the subdivision plat stage, as permitted under § 7-728 of Village Law, or if said project did not require subdivision approval.
  - (2) In the case of a site plan involving three or more residential units, the Planning Board may require provisions for park and playground purposes or, if the property size is unfeasible, to allow for the payment of money in lieu of land in the amount and manner called for under subdivision regulations.
  - (3) In those instances where the Planning Board has provided for said park or playground reservations or a money alternative at the subdivision stage, the same shall not again be required.
- I. Character and appearance. The character and appearance of proposed buildings, uses and signs shall be in general harmony with the character and appearance of the surrounding neighborhood and the Village of Spring Valley and shall not adversely affect the general welfare of the inhabitants of the Village of Spring Valley. Such consideration may include, among other things, the scale of proposed buildings, the color, type, style and texture of building materials and the relation of buildings on the site to each other and to buildings on adjacent or neighboring lots.

Zoning Ordinance

Permitted Uses – The subject property is located within the Village’s GB Zoning District. Permitted uses in the GB District include uses of the Village of Spring Valley, uses of other governments, business or professional offices, parking lots or parking garages of the Village of Spring Valley, stores for sales at retail or performance of customary personal service or services clearly incident to retail sales, but not including sales of automobile parts or accessories involving installation at the point of sale, commercial indoor recreation facilities, theaters, auditoriums, banks, business or trade schools, libraries, museums or art galleries, medical laboratories, retail laundries, laundromats or retail dry cleaners, restaurants and cafeterias, churches and other places of worship and fast food restaurant. The proposed multi-family use is a permitted by a special permit from the Village Board in the GB District.

- Bulk and Area Requirements – The following table compares the proposed development to the bulk and area requirements of the zoning ordinance.

<b>Zoning Requirements</b>	<b>Required Office/Warehouse</b>	<b>Prior Proposal</b>	<b>Revised Proposal</b>
Lot Area	10,000	14,196	No change
Lot Width (N. Main)	105	99.33 (V)	No change

Lot Width (Ewing)	105	189.02	No change
Front Yard (N. Main)	30	4 (V)	10 (V)
Front Yard (Ewing)	30	0 (V)	40
Side Yard	15	10 (V)	10 (V)
Total Side Yard	30	n/a	n/a
Rear Yard	30	97	42 <sup>1</sup>
Bldg. Ht. (ft/st.)	35/3	40/4 (V)	50'6''/4 (V)
FAR	0.6	1.64 (V)	1.07 (V)

The applicant would require the following additional variances or relief from the requirements of the zoning ordinance.

1. Parking spaces<sup>2</sup> – 43 are required, where 37 are proposed.
2. Loading dock – 10 by 60 require, 10 by 46 proposed.
3. §255-22.H. Visibility at intersections. On a corner lot, no fence, wall, hedge or other structure or planting more than three feet in height shall be erected, placed or maintained within the triangular area formed by the intersecting street right-of-way lines and a straight line joining said street right-of-way lines at points which are 75 feet distant from the point of intersection, measured along said street right-of-way line.

Building Plans and Elevations

The architectural plans show a four-story building in which the second through fourth stories cantilever over the first story to provide additional parking, with the structure supported on stilts. The floor plans depict offices and suites on the upper floors, while the first floor is designated for a lobby and warehouse space. The architectural plans do not include the basement, although the applicant has indicated that it will be used solely for utilities. The basement space shall be included on the architectural floor plans.

Circulation and Parking

See comments above.

Landscaping

A detailed landscaping plan shall be provided to demonstrate compliance with zoning requirements and to ensure adequate screening, aesthetic enhancement, and environmental benefits across the site.

Lighting

A lighting plan shall be provided to ensure adequate site illumination, pedestrian and vehicular safety, and compliance with applicable lighting standards, including fixture locations, mounting heights, and photometric analysis.

<sup>1</sup> The bulk table should be revised, as it incorrectly indicates the rear setback as 104 feet. Additionally, the setback should be measured from the property line, not from the easement.

<sup>2</sup> The basement floor should be included in the parking calculation.

### Stormwater Management

The proposed stormwater management system has been designed to mitigate runoff from both impervious surfaces and building rooftops, ensuring compliance with local and state stormwater regulations. The system includes the installation of eleven (11) 1,000 gallon drywells located in the parking area. These drywells are intended to capture and infiltrate runoff from the parking areas as well as the roofs of the proposed buildings. The design achieves a zero net increase in stormwater runoff post-development.

cc: Applicant