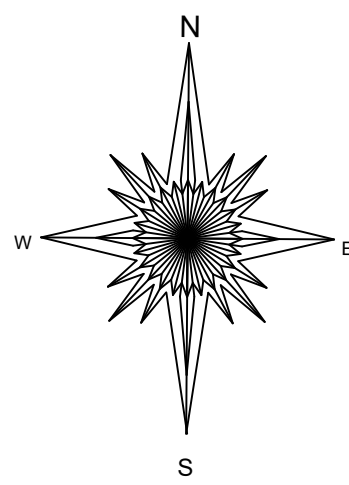
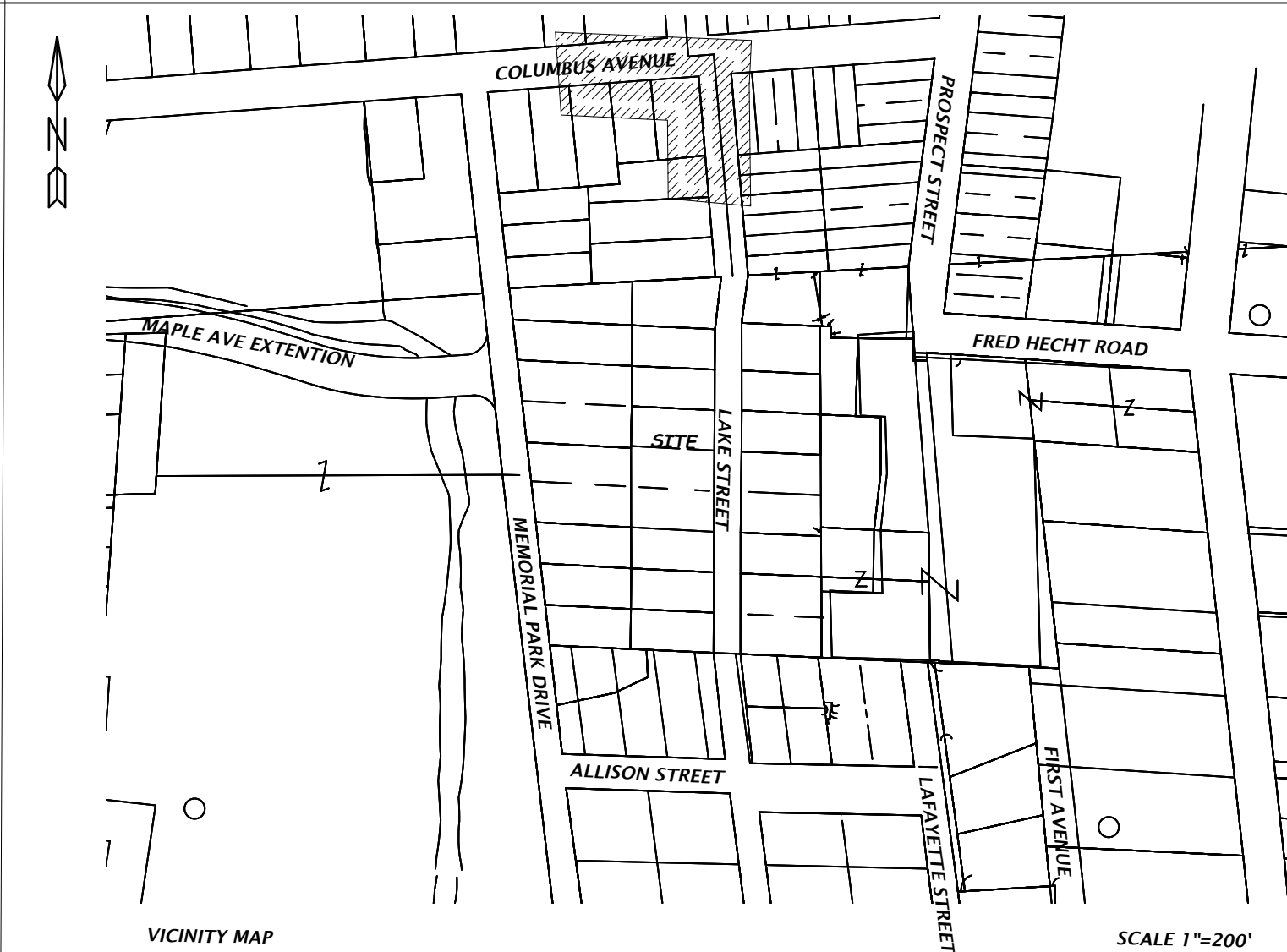


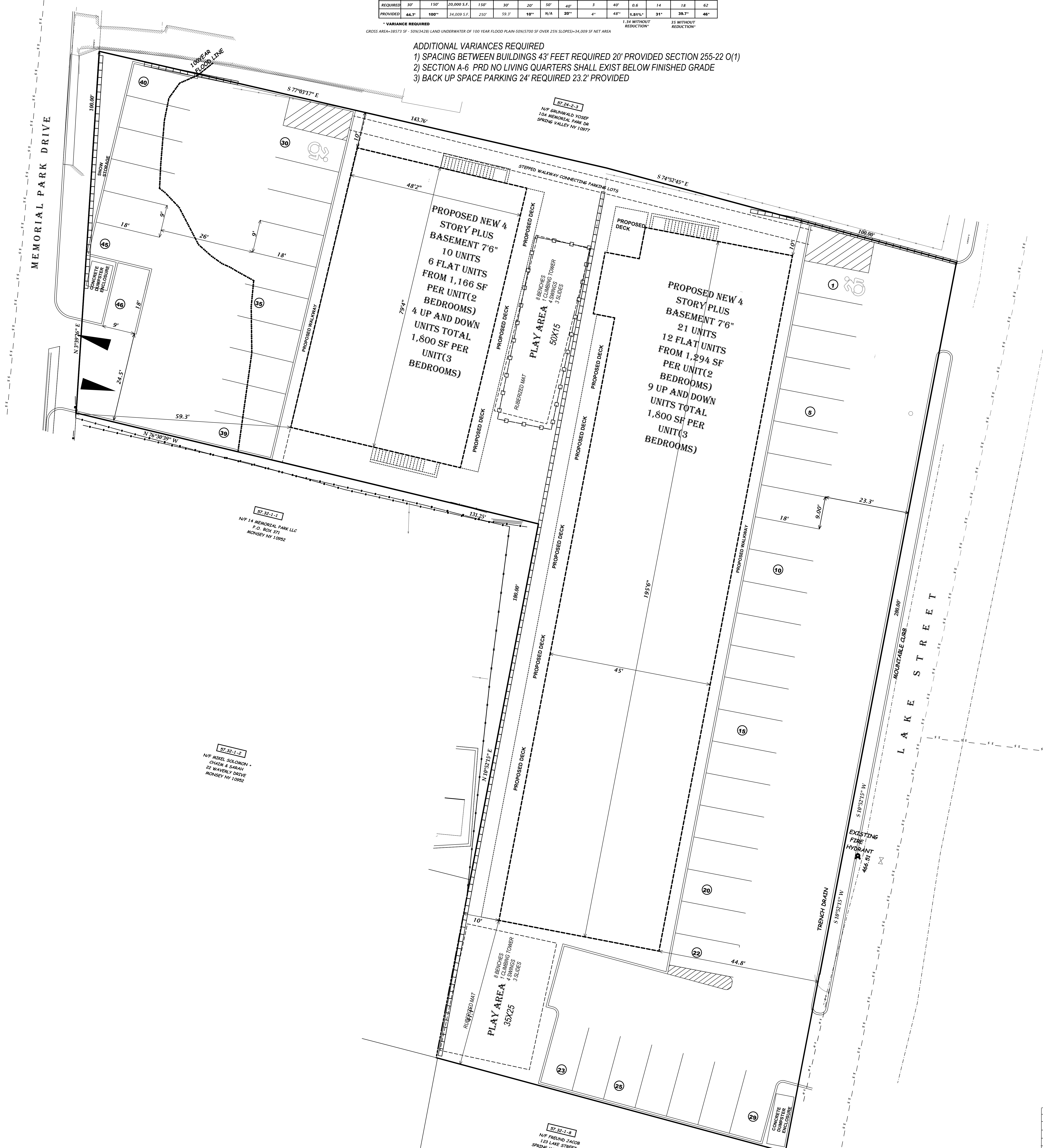


EXISTING ZONE R-2 ASKING ZONE CHANGE PRD OVERLAY DISTRICT													
PARKING 31 FAMILY, 2 PER FAMILY - 62													
BULK REQUIREMENTS													
USE GROUP	FRONT YARD	LOT WIDTH	MIN. LOT AREA	MIN. LOT WIDTH	MINIMUM FRONT YARD	SIDE YARD	REAR YARD	TOTAL YARD	MAXIMUM NUMBER OF STORIES	MAXIMUM HEIGHT	F.A.R.	NUMBER OF UNITS	UNITS PER ACRE
REQUIRED	30'	150'	20,000 S.F.	150'	30'	20'	50'	40'	3	40'	0.6	14	18
PROVIDED	66.7'	100'	34,009 S.F.	210'	59.3'	10'	N/A	20'	4'	46'	1.91%	31	39.7'
* VARIANCE REQUIRED													
CROSS AREA-38573 SF - 30812428 LAND UNDERWATER OF 100 YEAR FLOOD PLAIN 5015700 SF OVER 22% SLOPES-34,009 SF NET AREA													
1. 14' WITHOUT REDUCTION' 33 WITHOUT REDUCTION'													

- ADDITIONAL VARIANCES REQUIRED
- 1) SPACING BETWEEN BUILDINGS 43' FEET REQUIRED 20' PROVIDED SECTION 255-22 O(1)
 - 2) SECTION A-6 PRD NO LIVING QUARTERS SHALL EXIST BELOW FINISHED GRADE
 - 3) BACK UP SPACE PARKING 24' REQUIRED 23.2' PROVIDED



- NOTES:
1. TAX MAP NUMBER: MAP 57.24-2-6, 57.24-2-4, 57.32-1-9
 2. APPLICANT: SPRING VALLEY, NY
 3. OWNER: SAME AS APPLICANT
 4. TOTAL AREA: 38,573 SQUARE FEET - 0.89ACRES
 5. TOTAL NUMBER OF LOTS: 3
 6. THIS PLAT DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED IN SECTION 239K OF THE GENERAL MUNICIPAL LAW WHEN APPLICABLE.
 7. INFORMATION REGARDING PLAT REVIEW, APPROVAL, AND DETAILS IS AVAILABLE IN THE SPRING VALLEY PLANNING BOARD FILES.
 8. PROPERTY IS LOCATED IN FLOOD PLAIN OVERLAY DISTRICT
- 1) ELECTRIC DISTRICT: ORANGE AND ROSELAND
2) SEWER DISTRICT: ACADAM
3) WATER DISTRICT: SUZ
4) FIRE DISTRICT: SPRING VALLEY
5) AMBULANCE DISTRICT: SPRING HILL
6) POLICE DISTRICT: SPRING VALLEY
7) SCHOOL DISTRICT: EAST BARBARO



APPROVED FOR FILING	
OWNER	DATE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF SPRING VALLEY, NEW YORK, ON THE _____ DAY OF _____, 2025, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL. SIGNED THIS _____ DAY OF _____, 2025.

CHAIRMAN

CLERK



TAX MAP DESIGNATION: 57.24-2-4, 57.24-2-6 & 57.32-1-9
PROPOSED PLANIMETRIC
PLAN FOR
113-115 LAKE
STREET

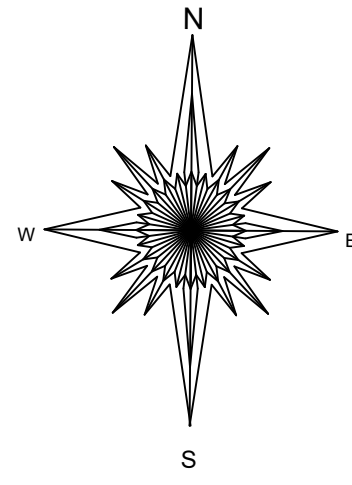
TOWN OF CLARKSTOWN, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK

MAY 16, 2021 SCALE: 1" = 10'

ANTHONY R. CELENTANO P.E.
31 ROSMAN ROAD
THIBETTS, N.Y. 10984
845 429 5290 FAX 429 5974

SHEET 1 OF 6 6741

#	DATE	DESCRIPTION
9	9/29/25	REVISIONS
8	5/16/25	REVISIONS
7	9/11/24	REVISIONS
6	2/10/2023	SITE PLAN SPECS
5	12/14/2022	SITE PLAN SPECS
4	09/11/2022	REVISION
3	10/18/2022	REVISION
2	06/01/21	REVISION
1	10/12/2021	REVISION
#	DATE	DESCRIPTION



57.24-2-3
N/F GRUNWALD YOSEF
104 MEMORIAL PARK DR
SPRING VALLEY NY 10977

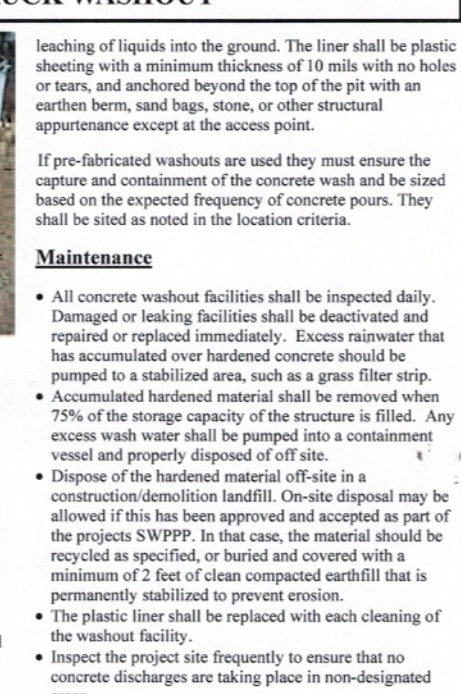
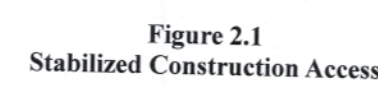
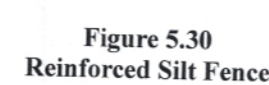
57.24-2-4
N/F HAZEL SOLIDON
CHAD & SARAH
22 WAREHOUS DRIVE
MONSEY NY 10902

57.24-2-5
N/F FREUND JACOB
151 LAKE STREET
SPRING VALLEY NY 10977



#	DATE	REVISION
9	9/29/23	REVISIONS
8	5/16/23	REVISIONS
7	9/11/24	REVISIONS
6	2/10/2023	SITE PLAN SPEC
5	12/14/2022	SITE PLAN SPEC
4	09/13/2022	REVISION
3	07/18/2022	REVISION
2	04/07/22	REVISION
1	10/17/2002	REVISION
#	DATE	DESCRIPTION

TOWN OF CLARKSTOWN, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK
MAY 16, 2021 SCALE: 1" = 10'
0 10 20 30
ANTHONY R. CELENTANO P.E.
31 ROSMAN ROAD
THIELS, N.Y. 10984
845 429 5290 FAX 429 5974
LIC#78244
SHEET 2 OF 6 6741



"STANDARD EROSION CONTROL NOTES

AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING, AS APPLICABLE:

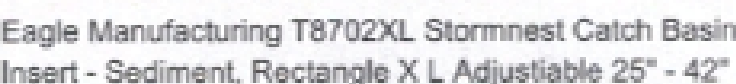
(1) TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION

(2) ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDDED WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.

(3) SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY THE APPROPRIATE MUNICIPAL AUTHORITIES.

(4) AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES MUST BE REMOVED.

INLET
PROTECTION
ALL EXISTING
BASINS
AND
PROPOSED
BASINS



TAX MAP DESIGNATION: 57.24-2-4,

37.24-2-0 & 37.32-1-9

CONTROL PLAN FOR

112-115 $\int \mathcal{A}KF$

STREET

TOWN OF CLARKSTOWN, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK

MAY 16, 2021 SCALE: 1" = 10'

A horizontal number line with tick marks at 0, 10, and 20. The segment between 10 and 18 is shaded with a thick black bar.

ANTHONY R. CELENTANO P.E.

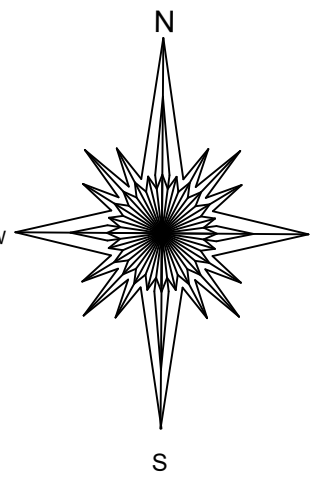
31 ROSMAN ROAD
THIELLS, N.Y. 10984

843 429 5280 FAX 429 5314

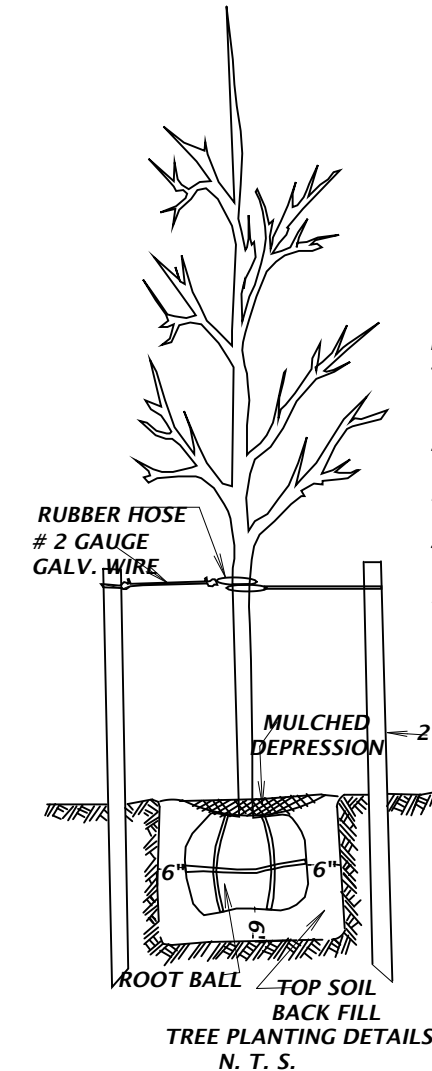
_____ Anthony Lawrence _____ LA

SHEET 3 OF 6

9	9/29/25	REVISIONS
8	5/16/25	REVISIONS
7	9/11/24	REVISIONS
6	2/10/2023	SITE PLAN SPECS
5	12/14/2022	SITE PLAN SPECS
4	09/13/2022	REVISION
3	07/18/2022	REVISION
2	04/07/22	REVISION
1	10/17/2021	REVISION
#	DATE	DESCRIPTION



PLANT SCHEDULE			
TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT
GM	6	OCTOBER GLORY MAPLE / ACER RUBRUM 'OCTOBER GLORY'	B 4 B
PA	20	NORWAY SPRUCE / PICEA ABIES	B 4 B
TC	4	GREENSPICE LITTLELEAF LINDEN / TILIA CORDATA 'GREENSPICE'	2-1/2 - 3" CAL
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT
HCA	12	HIND CRIMSON AZALEA / AZALEA X 'HIND CRIMSON'	5 GAL
BM	5	WINTER GEM BOXWOOD / BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	5 GAL
CP	26	GOLDEN MORP'S SAWARA FALSE CYPRESS / CHAMAECYPARIS PISSEFERA 'GOLDEN MORP'S'	24" HT 3 GAL
PSC	3	PURPLE LEAF SAND CHERRY / PRUNUS X CISTENA	30 - 36" 5 GAL



- PLANTING NOTES:
1. EXCAVATE A HOLE THAT IS 12" WIDER & 6" DEEPER THAN THE ROOT BALL.
 2. REMOVE ANY STRINGS TIED AROUND TRUNK OR STEM, BUT LEAVE MULCH INTACT.
 3. TOPSOIL MIX FOR BACKFILL TO BE 2 PARTS TOP SOIL, 1 PART SAND & ONE PART HUMUS.
 4. BUILD DEPRESSION AROUND PLANT.
 5. FILL WITH MULCH.
 6. STAKE ALL TREES WITH 2" CEDAR STAKES.

NOTES:

1. ALL EXISTING SOIL FROM PLANTING PITS SHALL BE REMOVED AND PITS SHALL BE BACKFILLED WITH A MIXTURE OF ONE PART PEAT-HUMUS, ONE PART MANURE TO FOUR PARTS TOPSOIL.
2. ALL PLANTS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO YEAR 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 NURSERYMEN'S 'AMERICAN STANDARD FOR NURSERY STOCK', CURRENT EDITION.
4. ALL PLANT BEDS SHALL CONTAIN 3" MINIMUM SHREDDED 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 MULCH BEDS AND SAUCERS SHALL BE SEEDED UNLESS OTHERWISE NOTED.
7. TREES SHOWN TO REMAIN SHALL BE PROTECTED WITH CONSTRUCTION FENCING AT THE DRIP LINE. IF DURING CONSTRUCTION, IT IS DETERMINED THAT A TREE PROPOSED TO REMAIN NEEDS TO BE REMOVED, THE APPLICANT SHALL CONTACT THE BUILDING INSPECTOR OR THE VILLAGE PLANNER TO DETERMINE APPROPRIATE MITIGATION. A SIMILAR SIZE AND TYPE OF TREE WILL BE SELECTED FOR ITS REPLACEMENT.

8. LAWN AREAS PREPARATION PER 1000 SF: (SHOW SPECIFICATIONS)
- 90 LBS HAY MULCH
 - 15 LBS 5-10-10 FERTILIZER, 50% SLOW RELEASE.
 - 70 LBS GRANULATED LIMESTONE.

SEED MIXTURE: 30% tall fescue
30% red fescue
20% blue grass
20% ryegrass

1. MULCH ALL PLANT BEDS AND TREES WITH 4" DEPTH OF SUGAR CANE OR LIGNITE ROOT MULCH.
2. STAKE ALL TREES WITH 2 CEDAR STAKES, RUBER HOSE AROUND TREE (60" ABOVE GRADE) AND TWISTED #10 GAUGE GALVANIZED WIRE.
3. 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-HUMUS TO 4 PARTS TOP SOIL. ADD 3 YEAR RESIST GROW FERTILIZER PACKETS (OR EQUAL) - 1 PER INCH OF TREE CALIPER OR PER 12" HEIGHT OF SHURB.
4. GUARANTEE ALL PLANTS AND WORKMANSHIP FOR TWO PLANTING SEASONS.
5. ALL PLANTING SHALL BE PLACED UNDER THE DIRECTION OF AN APPROPRIATE LICENSED DESIGN PROFESSIONAL. NOTIFY 48 HOURS PRIOR TO PLANTING.
6. PROVIDE THE TOWN OF RAMAPO BUILDING INSPECTOR WITH A COPY OF THE STATE CERTIFICATE OF SOURCE FOR ALL PLANT MATERIAL.
7. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERY MEN STANDARDS.

1. ALL LIGHTING SHOWN ON THIS PLAN SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJOINING STREETS AND PROPERTIES.
2. ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.

ALED54T

Color Bronze

Weight: 13.2 lbs

RAB

Project: _____

Type: _____

Prepared By: _____

Date: _____

Driver Info

Type	Constant Current
Watts	50W
Color Temp	5000K Cool
Beam Angle	60°
Accuracy	±1°
Life	50,000 hrs
Input Voltage	100-277V AC
Input Current	0.45A
Input Power	50W
Efficiency	90%

LED Info

Type	Constant Current
Watts	50W
Color Temp	5000K Cool
Beam Angle	60°
Accuracy	±1°
Life	50,000 hrs
Input Voltage	100-277V AC
Input Current	0.45A
Input Power	50W
Efficiency	90%

Technical Specifications

Field Adjustability

Field Adjustable light output in 3 steps: 100%, 50%, and 25%.

Field Adjustable light output in 3 steps: 100%, 50%, and 25%.

Compliance

UL Listed

UL Listed

UL Listed

LED Characteristics

Long life, high efficiency, dimmable, surface mount.

Long life, high efficiency, dimmable, surface mount.

Power Factor

Power Factor: 0.99

Power Factor: 0.99

Surge Protection

Surge Protection: 1000V

Surge Protection: 1000V

UL Listed

UL Listed

UL Listed

UL Listed

UL Listed

UL Listed

SLIM37

Color Bronze

Weight: 5.4 lbs

RAB

Project: _____

Type: _____

Prepared By: _____

Date: _____

Driver Info

Type	Constant Current
Watts	37W
Color Temp	5000K Cool
Beam Angle	60°
Accuracy	±1°
Life	50,000 hrs
Input Voltage	100-277V AC
Input Current	0.35A
Input Power	37W
Efficiency	90%

LED Info

Type	Constant Current
Watts	37W
Color Temp	5000K Cool
Beam Angle	60°
Accuracy	±1°
Life	50,000 hrs
Input Voltage	100-277V AC
Input Current	0.35A
Input Power	37W
Efficiency	90%

Technical Specifications

Field Adjustability

Field Adjustable light output in 3 steps: 100%, 50%, and 25%.

Field Adjustable light output in 3 steps: 100%, 50%, and 25%.

Compliance

UL Listed

UL Listed

UL Listed

LED Characteristics

Long life, high efficiency, dimmable, surface mount.

Long life, high efficiency, dimmable, surface mount.

Power Factor

Power Factor: 0.99

Power Factor: 0.99

Surge Protection

Surge Protection: 1000V

Surge Protection: 1000V

UL Listed

UL Listed

UL Listed

UL Listed

UL Listed

UL Listed

TAX MAP DESIGNATION: 57.24-2-4

57.24-2-6 of 57.32-1-9

PROPOSED

LANDSCAPE &

LIGHTING PLAN FOR

113-115 LAKE STREET

TOWN OF CLARKSTOWN, ROCKLAND COUNTY

SPRING VALLEY, NEW YORK

MAY 16, 2021

SCALE: 1" = 10'

31 ROSMAN ROAD

THIELS, N.Y. 10984

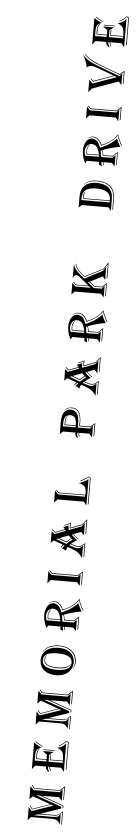
845-429-5200 FAX 429-5974

ANTHONY R. CELESTANO

LIC# 67244

SHEET 4 OF 6

REV	DATE	DESCRIPTION
9	9/29/21	REVISIONS
8	5/16/21	REVISIONS
7	9/11/20	REVISIONS
6	2/10/20	SITE PLAN SPECS
5	12/14/20	SITE PLAN SPECS
4	09/13/20	REVISION
3	07/18/20	REVISION
2	04/07/21	REVISION
1	10/17/20	REVISION
#	DATE	DESCRIPTION



MEMORIAL PARK DRIVE

57.32-1-1
N/F 14 MEMORIAL PARK LLC
P.O. BOX 371
MONSEY NY 10952

57.32-1-2
N/F MIKEL SOLOMON
CHAIM & SARAH
22 WAVERLY DRIVE
MONSEY NY 10952

57.32-1-8
N/F FREUND JACOB
123 LAKE STREET
SPRING VALLEY NY 10977

L A K E S T R E E T

EXISTING CONDITION
SURVEY FOR

113-115 LAKE
STREET

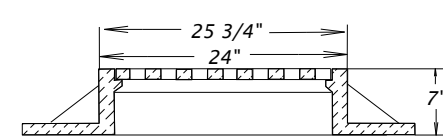
TOWN OF CLARKSTOWN, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK

MAY 16, 2021 SCALE: 1" = 10'

ANTHONY R. CELENTANO P.L.S.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

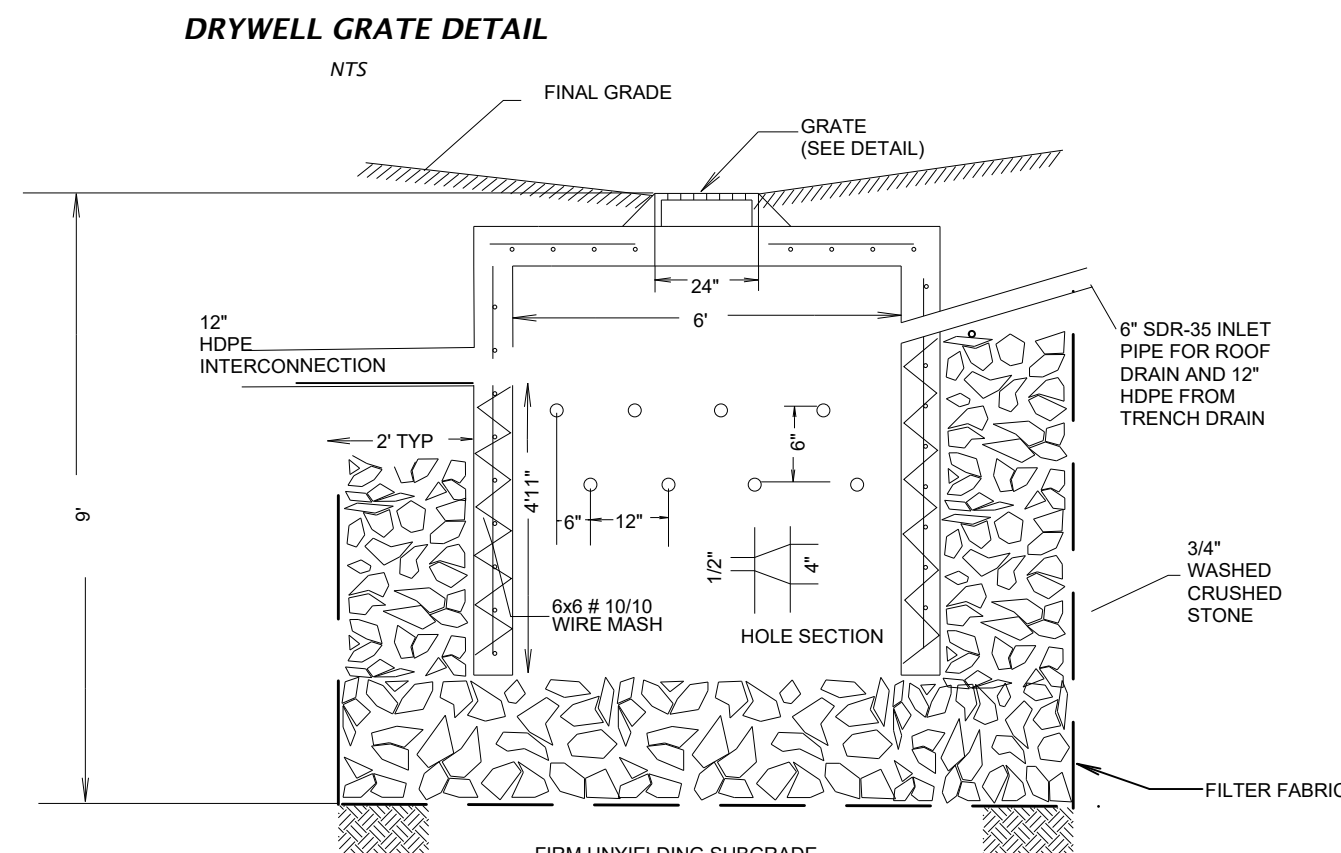
Arthur R. Celestino LIC#50633

NOTE:
"IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY MAP."
"ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S NAME, ADDRESS, AND EITHER AN EMBOSSED OR INK SEAL ARE THE PRODUCT OF THE LAND SURVEYOR."
"THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED THEREON. ANY EXTENSION OF THE SURVEY BEYOND THE SCOPE OF THE ORDER TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT."
"THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE."
"EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE NOT ISSUABLE ARE NOT SHOWN."



- PCS - 1197 PRECAST CONCRETE SALES CO OR APPROVED EQUAL

N.T.S



NTS

DRYWELL DETAIL
(WOODARD'S PRODUCTS, INC DW-6.5 OR APPROVED
EQUAL CAPACITY 1,000 GALLONS 14500 PSI CONCRETE

NTS

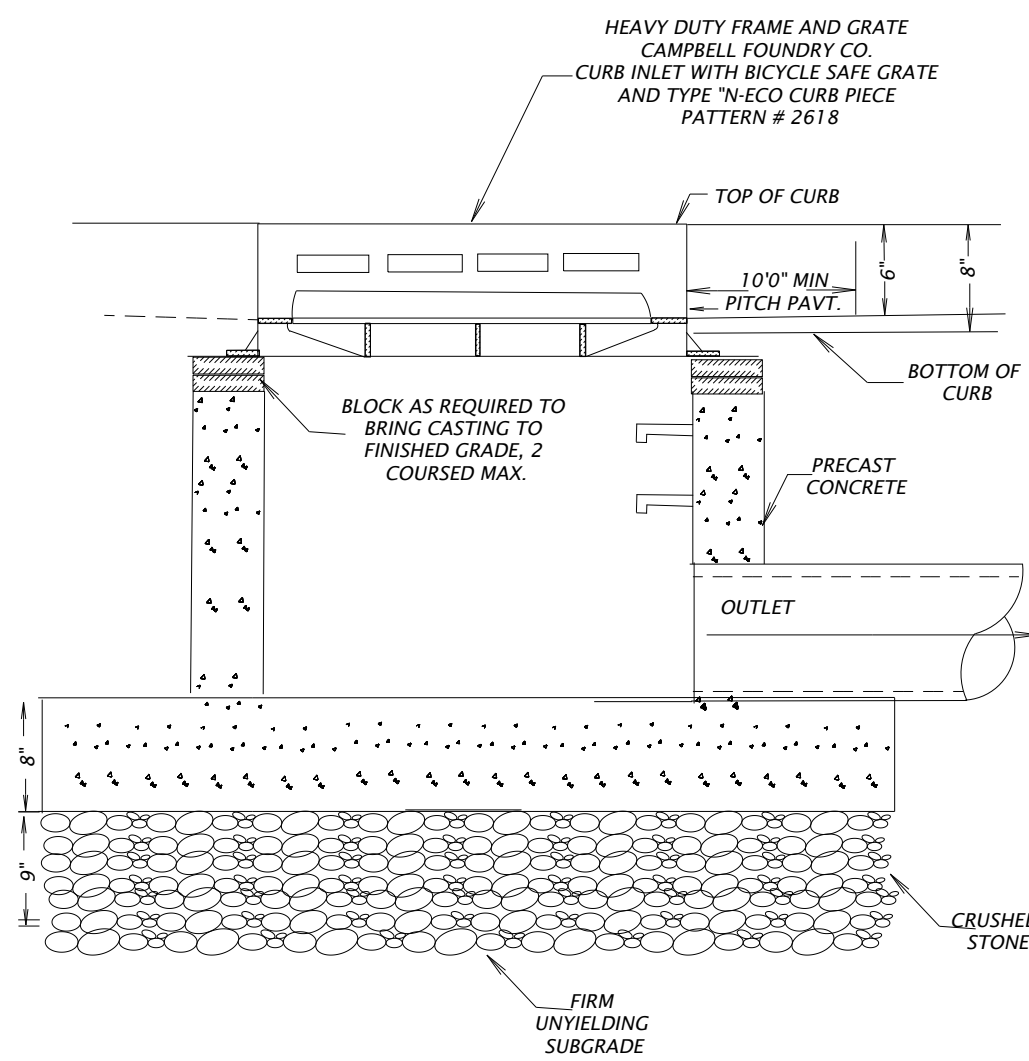
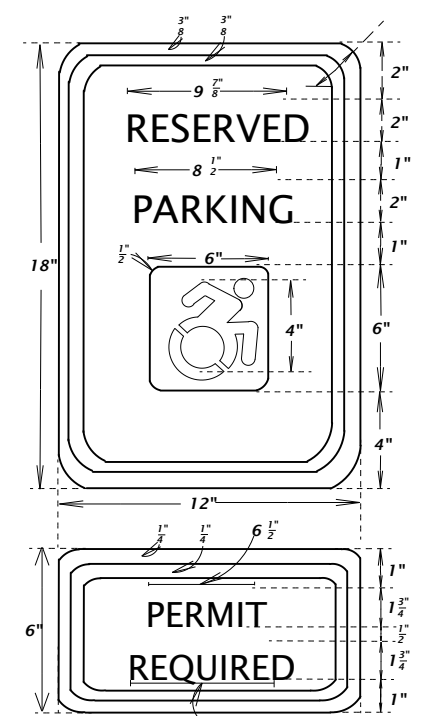
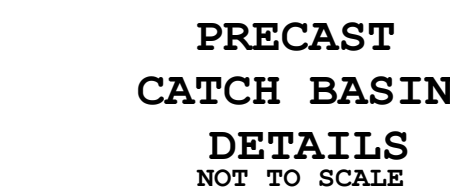
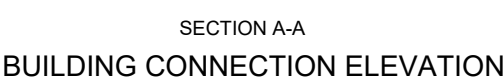


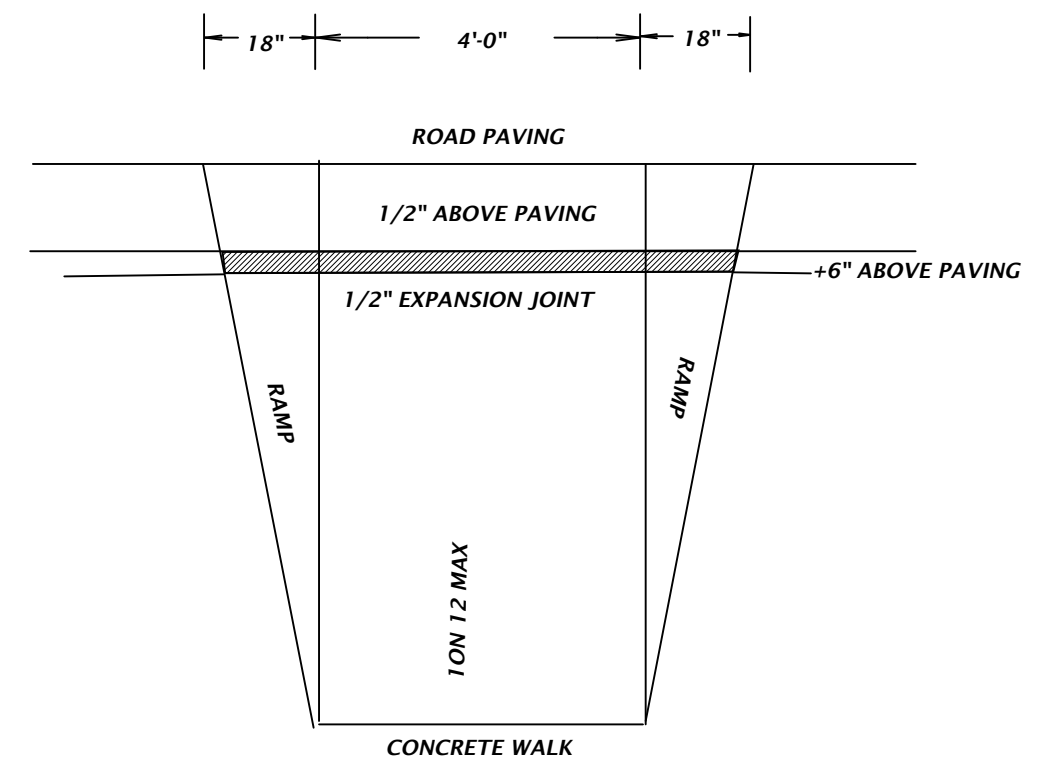
Diagram illustrating a precast concrete wall and floor assembly. The wall is labeled "MINIMUM STRENGTH CONCRETE 4000 PSI WALL". The floor is labeled "PRECAST CONCRETE". The wall has a thickness of 4'0" and a height of 3' MIN. An "OUTLET" is shown on the right side of the wall. A note points to the precast concrete floor, stating: "NOTE: MINIMUM STRENGTH CONCRETE 4000 PSI WALL".

PRECAST
CATCH BASIN
DETAILS
NOT TO SCALE

[illegible]

N.T.S.

02/01/02



N.T.S.



DETAIL SHEET

113/115 LAKE

ANTHONY R. CELENTANO P.E.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony Celestino LIC#76244

SHEET 6 OF 6

Technical drawing of a trench detail, labeled "SECTION B-B". The drawing shows a cross-section of a trench with a circular opening in the center. The trench is filled with "SELECTED MATERIAL THOROUGHLY COMPACTED". The bedding material is labeled "BEDDING MATERIAL TO BE 3/4\" CRUSHED STONE". The undisturbed material is labeled "UNDISTURBED MATERIAL". The trench is labeled "TRENCH" and "SIDE OF TRENCH". The drawing includes dimensions: "12\" MIN." for the width of the bedding material, "6\" MIN." for the width of the selected material, and "6\" MIN." for the width of the undisturbed material. The drawing is labeled "SECTION B-B" at the bottom.

N.T.S.

02/01/