



Ira M. Emanuel, Esq. | Amy Mele, Esq. *Of Counsel*
Counsel to Freeman & Loftus, RLLP

Four Laurel Road
New City, NY 10956

Info@EmanuelLaw.com

www.EmanuelLaw.com

Tel: 845-634-4141

PLANNING BOARD
VILLAGE OF SPRING VALLEY
UPDATE TO NARRATIVE SUMMARY
CENTRAL CROSSING SITE PLAN
Tax Lots 57.55-1-24, 26 and 27

The applicant originally submitted this project under cover letter dated August 18, 2020. Since that time, it has received a review memorandum from the Village's planning consultants, Kauker & Kauker, LLC, dated September 10, 2020, and from Rockland County Sewer District No. 1, dated October 1, 2020.

The project is the same as that which was originally submitted. The applicant proposes to resubdivide the existing three lots into two lots and to reconfigure them. The new small lot (Lot 1) will have a retail/office building. The new large lot (Lot 2) will continue to act as a shopping center. No changes are proposed for the shopping center building.

Kauker & Kauker, 9/10/2020

The village's planning consultant issued "General Comments" requiring clarification or changes, to which the applicant has responded:

1. The proposed bulk tables now use Use Group B for the retail/office building on Lot 1 and Use Group D for the shopping center on Lot 2.
2. The gross floor area for the building on Lot 1 is as shown on the site plan drawings: 68,825sf. That GFA is used to calculate both FAR and parking.
3. The parking calculation for Lot 1 has been corrected, based on "2", above.
4. Architectural elevations and floor plans for Lot 1 are not yet available, but will be provided prior to final approval.
5. Comment noted.
6. Proposed building signage for Lot 1 is not yet available, but will be provided prior to final approval or in a separate request for sign approval.

7. A traffic study and parking study was prepared by Harry Baker & Associates, dated December 23, 2019, (pre-pandemic) and is submitted herewith.

8. The shopping center has 525 existing parking spaces, as noted on the site plan drawings.

9. Comment noted. The applicant points out, however, that the overall proposed FAR (both lots together) is only 0.463 ($68,825\text{sf} + 127,753\text{sf} = 196,578\text{sf} = \text{total GFA}$; $72,781\text{sf} + 351,870\text{sf} = 424,651\text{sf} = \text{total parcel area}$; $196,578\text{sf} \div 424,651\text{sf} = 0.463$).

Another way of looking at this is to calculate the total allowable floor area for the parcel based on allowable FAR. Lot 1 has an allowable FAR of 0.30 (Use Group B), which yields an allowable GFA of 21,834sf; Lot 2 has an allowable FAR of 0.50 (Use Group D), which yields an allowable GFA of 175,935sf.

Thus, the total allowable GFA is 197,769sf, which equates to a blended FAR of 0.466. The applicant is proposing a blended FAR of 0.463. The applicant is proposing a total GFA of 196,578sf, which is less than the total allowed. The parcel, therefore, is not being overdeveloped.

The applicant has no comments with respect to the SEQRA comments in the memo.


Rockland Co. Sewer Dist. No. 1, 10/1/2020

The applicant has no comments.

The applicant asks that this matter be placed on the next available agenda of the Planning Board for further action.

Dated: March 23, 2021
New City, NY

EMANUEL LAW PC


By: _____

Ira M. Emanuel, Esq.
Attorneys for applicant