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PLANNING BOARD VILLAGE OF SPRING VALLEY

CENTRAL CROSSING AMENDED SITE PLANS AND RE-SUBDIVISION Tax Lots 57.55-1-24, 26, and 27

Central Crossing is an existing shopping center located on Route 59 between Route 45 (South Main Street) and South Central Avenue. The shopping center has been in existence since the late 1950s. The parcel consists of three tax lots: 57.55-1-24, 26, and 27.

Lot 27 constitutes the bulk of the parcel, and includes a large building that is currently anchored by Food Fair supermarket and Planet Fitness fitness center. A variety of smaller retail and personal service tenants are also located within the building.

Lot 24 contains a small building that is partly occupied by a dental office, and parking area. Lot 26 contains a parking area that serves the building on Lot 24, and also as additional parking for Lot 27.¹

The owner/applicant wishes to combine Lots 24 and 26 into a single lot and add about an acre of land from Lot 27 to the newly combined Lots 24 and 26. The area to be transferred from old Lot 27 to combined lots 24 and 26 contains 114 parking spaces. The new configuration is shown on the proposed subdivision plat submitted herewith. Old lots 24 and 26 (as enlarged) are designated as Lot 1 on the plat; Old Lot 27 (as diminished) is designated as Lot 2 on the plat.² The purpose of the reconfiguration is to better accommodate the owner/applicant's construction plans, described below.

Together with the re-subdivision described above, the owner/applicant wishes to demolish the existing small building on old Lot 24 (new Lot 1) and build a new retail/office building on new Lot 1.

The new building will have a footprint of 12,600sf and have 5 stories plus a basement, for a total gross floor area of 75,600sf with the basement. The basement will

¹ The gas station on tax lot 57.55-1-25 is not part of this application, nor is it under the same ownership as the subject parcel.

² Tax lot numbers will be assigned by the Assessor prior to filing the plat.

be used for mechanicals and storage for building occupants. Floor 1 (grade level) will house retail and personal service tenants, similar to the smaller tenants in the existing large building on the parcel. Floors 2 through 5 will contain business and professional offices. The new building will be oriented North/South and be placed near the western lot line of new Lot 1.

This building placement allows for an “L”-shaped parking area to serve the new building. The parking area will contain 125 parking spaces. Access to the parking area will be from Fairview Avenue and from new Lot 2. The existing access from Route 59 will be eliminated.

The proposed lot line between new Lots 1 and 2 is designed to coincide with the proposed improvements on new Lot 1. Thus, the new parking spaces and the retaining wall and concrete ramp needed for the new building will all be wholly contained within new Lot 1.

The reconfiguration of the lots requires amended site plans for the entire parcel.

A reciprocal easement agreement (“REA”) will be provided to allow ingress and egress between new Lots 1 and 2, and to allow parking overflow between the two lots. The REA will also include easements for drainage, utilities, and sanitary sewer lines, if those easements do not already exist and if they are needed.

There are pre-existing non-complying bulk conditions on new Lot 2. These conditions are not caused, nor increased, by the proposed subdivision, and therefore may continue without the need for variances.

The only variance identified as of this date is for the number of parking spaces. Currently, 534 parking spaces are required for the three existing lots, and 525 are provided. Under the proposal, 763 spaces are required for the two proposed lots, and 505 are proposed.

The site is located adjacent to New York State Routes 59 and 45, and is within 500 feet of the Village’s border with the Town of Clarkstown at its southeasterly portion. The proposal therefore must be referred to the Rockland County Planning Department under sections 239-l, -m, -n, and -nn of the General Municipal Law.

The proposed amended site plans, re-subdivision and variance are an Unlisted action under SEQRA.

Dated: July 31, 2020
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Attorneys for owner/applicant