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## PLANNING BOARD TOWN OF RAMAPO

### NARRATIVE SUMMARY

48-64 & 72-74 ROUTE 59  
MONSEY HUB CENTER

Tax Lots 56.16-1-2 and 4

This is an application to redevelop two adjoining lots in the central Monsey area. The Monsey Hub Center is an existing retail/office building located at the northwesterly corner of Route 59 and Robert Pitt Drive. Adjoining the Center is a parcel with frontage on Route 59 and Requa Lane, that currently holds a gas station and an auto body repair shop. The applicant wishes to enlarge the existing building in the Center, demolish the auto body repair shop, and use the resulting vacant land for additional parking. The two parcels will remain as separate tax lots, with a cross-easement allowing for joint use.

### *Existing Conditions*

Tax lot 56.16-1-2 (a/k/a 48-64 Route 59) ("Lot 2") is the existing Monsey Hub Center. It contains a two-story building (with basement) with retail on the grade level and offices on the upper level. Parking is provided both in front of the building and behind it. There are vehicular entrances on both Route 59 (in front) and on Robert Pitt Drive (in the rear). A two-way driveway connects the two parking areas. The total lot area is 2.0188 acres. Variances had previously been granted for less than required parking, parking in a required front yard, and for sign dimensions;<sup>1</sup> and also for less than required front setback, front yard, side setback, rear yard and greater than permitted floor area ratio and development coverage, and for parking in the required front and rear yards and front setback.<sup>2</sup>

Tax lot 56.16-1-4 (a/k/a 72-74 Route 59) ("Lot 4") is at the northeasterly corner of Route 59 and Requa Lane. There is a gas station on the Route 59 frontage and an auto body shop toward the rear, next to the Horizon Condominiums. A

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<sup>1</sup> XBA 1302, May 10, 1979, copy attached as Exhibit 1.

<sup>2</sup> XBA 2516, Jan. 5, 1995, copy attached as Exhibit 2.

parking area is located between the two buildings, but there is no on-site driveway connecting the two uses. The existing rear yard and development coverage are non-conforming. The total lot area is 1.2878 acres.

The combined lot area is 3.3066 acres.

The two lots are adjacent to one another. They are connected mid-block by a 75-foot wide extension of Lot 4 to the westerly line of Lot 2. On the Route 59 frontage, they are separated by tax lot 56.16-1-3, which is occupied by a bank. This outparcel is not part of this application.

### ***Proposed Development***

Initially, the applicant wished to replace the existing auto body shop on Lot 4 with a new office building. After discussions with CDRC, it was decided to, instead, add a third story to the existing Monsey Hub Center on Lot 2. Doing so would create a more compact development. In order to provide needed parking, the applicant proposes to demolish the building housing the existing auto body shop and replace it with additional parking.<sup>3</sup> A driveway will be added to connect the various parking areas, resulting in a small increase in overall development coverage (a variance will be needed).

The net increase in floor area is 16,972 square feet, all of which will be located on lot 2 (Monsey Hub Center).

This proposal also eliminates the unsightly building next to the Horizon Condominiums to the North.

The two parcels will remain as separate tax lots, but will have a cross-easement imposed to insure that they act as a combined project.

### **Lot 2**

The proposed third story addition to the retail/office building will be on the same footprint as the existing building. Entries/exits and utility connections will remain unchanged.

The existing front parking lot will remain unchanged, except that the driveway along the westerly lot line will be converted to one-way traffic, flowing inbound to serve the front and rear parking areas. A striped pedestrian walkway will extend inbound from Route 59 and connect with a new East-West sidewalk in the interior of the parcel.

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<sup>3</sup> Taking the previous parking variance into account, the proposed site does not require an additional parking variance.

A ten-foot wide easement along Robert Pitt Drive near Route 59, at the southeasterly corner of the lot, will be given to the Town of Ramapo for general municipal purposes. This will aid in future intersection improvements, as needed.

The rear parking area will be upgraded and slightly reconfigured. The main change will be the conversion of the East-West driveway from Robert Pitt Drive to one-way, inbound-only. This driveway will provide access to the rear parking area and to the Requa Lane parcel (Lot 4). The existing northerly driveway from Robert Pitt Drive will remain in place, and continue to function as a two-way driveway. Four new handicapped-accessible parking spaces will be provided in the rear parking area. A new East-West sidewalk and crosswalk network will provide pedestrian access from Robert Pitt Drive. The emergency access to Horizon Condominiums will be maintained.

Lot 4

The existing auto body shop will be demolished. The parking area associated with the shop, and the area of the shop itself will be converted to a new, reconfigured parking area. Two, two-way driveways on Requa Lane will provide vehicular access. A two-way interior driveway, bounded on either side by parking spaces, will provide access between the parking areas of Lots 2 and 4. A new sidewalk will wrap around the southerly end of the new parking area, connect to Lot 2 via the connecting driveway, and create pedestrian access from Requa Lane to Robert Pitt Drive and to Route 59. The new sidewalk will be on the side away from the existing Horizon Condominiums.

***GML and SEQRA status***

The project is located on a state highway (Route 59) and adjacent to the boundary with the Village of Spring Valley. Therefore, a referral to the Rockland County Planning Department is required.

The action is an Unlisted action for SEQRA purposes.

Dated: April 20, 2020  
New City, New York



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