

VILLAGE OF SPRING VALLEY
ZONING BOARD OF APPEALS

NOVEMBER 10, 2010

(1)

A Regular Meeting of Spring Valley Zoning Board of Appeals was held in the Board room of the Village Offices on Wednesday, October 13, 2010.

PRESENT: Pat Caldwell, Chairperson presiding

Members: Eli Solomon - Absent
Moshe Hopstein
Martha Patrick
Gerard Sicard

Asst. Village Attorney: Ed Katz
Legislative Aide: Toshia Lewis
Deputy Building Inspector: Walter Booker

Chairperson Caldwell called the meeting to order at 7:05 p.m.

MINUTES - 10/13/2010

On a motion by Mr. Hopstein and seconded by Ms. Patrick, the Board voted unanimously to approve the minutes of October 13, 2010.

PUBLIC HEARING - CPC RESOURCES/ URBAN RENEWAL SITE 4

The public hearing was opened and Miss Lewis stated that all mailings, publications and postings had been completed. Walter Booker read the legal publication.

The applicant seeks variances to construct 55 affordable housing units on 4 stories plus retail space on the level facing Main Street. The ZBA approved this project several years ago. The variances have expired. The applicant has downsized the project from 72 units to 55 and requires one variance for parking. 83 required, 55 provided.

Mr. Isaac Henderson of CPC Resources stated that the ZBA variances for the project had expired and that, due to the poor economy, the project now consists of 55 affordable rental units not 72 + 6800 sq. ft. of commercial space fronting Main Street. Chris Hindlich, engineer, went into further detail concerning the parking layout. No member of the public asked to speak.

On motion by Mr. Hopstein, seconded by Ms. Patrick, upon motion the Board voted to close the public hearing

On motion by Mr. Hopstein, seconded by Ms. Patrick, the Board voted to approve the variance for parking:

<i>Mr. Hopstein</i>	<i>Yes, to approve variances, it will improve the area.</i>
<i>Mr. Sicard</i>	<i>Yes, to approve variances</i>
<i>Ms. Patrick</i>	<i>Yes, to approve variances, by the reason stated by my colleague.</i>
<i>Chairwoman Caldwell</i>	<i>Yes, to approve variances</i>

VILLAGE OF SPRING VALLEY
ZONING BOARD OF APPEALS

NOVEMBER 10, 2010

(2)

CONTINUATION OF PUBLIC HEARING - THE COMMONS C/O ALEX GOLDBERGER

The public hearing was opened and Miss Lewis stated that all mailings, publications and postings had been completed. Walter Booker read the legal publication.

The applicant seeks variances to permit the construction of 64 apts. in two four story buildings with parking located on an adjacent parcel situated immediately to the North in the Town of Ramapo. The variances required are: rear yard- 50' required, 10' provided; ht. - 40' or 3 stories permitted, 41.5' and 4 stories requested; floor area ratio- 0.6 permitted, 1.7 requested. The applicant needs a waiver from the code requirement of distance between two principal buildings on a lot.

After ZBA first heard this application, VB granted a special permit for the development subject to the applicant granting a 10' easement will allow fire access in an emergency to an adjacent development. Also the special permit was subject to having a super living on the site.

Since the applicant last appeared before the ZBA, he increased the number of parking spaces to 97. This is within 25% of the total required by the code. The applicant will need to reach agreement with the Village Attorney concerning how many spaces are required for visitors and concerning how the remaining spaces will be allocated to tenants so as to make certain that there will be no more than 97 cars. The applicant no longer requires a parking variance.

Mr. Emanuel has provided the ZBA with a 6 page summary of the application and the arguments for granting the necessary variances.

Mr. Emanuel appeared for the applicant who submitted a revised site plan. The front variance is now 30' required, 25' provided. The F.A.R. is now 0.6 allowed, 1.7 provided on the single lot in SPRING VALLEY, NY 10977, but including the Ramapo lot the F.A.R. is 0.78 Mr. Emanuel said that a concern was stated about the lack of green space and the absence of a recreation area for the children. NYS Div. of Housing & Urban Development is interested in this project. All of the units will be affordable, not 10% as previously proposed. The applicant is now providing 9,500 sq. ft. of additional space at the southwest corner for a grassy area and for a recreation site. The DHCR requires elevators to serve the four pods. To accommodate the elevators the buildings had to be expanded by 10'.

Mr. Robert Bernstein, the architect showed a video of the proposed project. He explained that some units will have elevator access off their bedroom. Several Board members were not comfortable with this. Ms. Patrick asked about handicapped parking and Mr. Bernstein stated that he has complied with the legal requirements. Rex Faison, a member of the public stated that the project was confusing and too dense.

The application of The Commons was adjourned until December 8, 2010 meeting. As there was no further business to come before this board, on a motion by Mr. Hopstein, seconded by Ms. Patrick, the Board voted unanimously to close the meeting at 8:10 p.m.

Respectfully submitted,
Toshia Lewis