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(Rt. 59 & THRUWAY EXIT 14)  
NANUET, NEW YORK 10954

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(845) 624-3820

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August 21, 2019

Ms. Florence Mandel, Village Clerk  
Village of Chestnut Ridge  
277 Old Nyack Turnpike  
Chestnut Ridge, New York 10977

Re: Owner: Congregation Ahavas Yisrael -- Applicant: Yeshivas Ohr V'Daas  
Premises: 972 Chestnut Ridge Road, Chestnut Ridge, New York 10952  
Tax Map Tax Map Designation: Section 67.08 Block 1 Lot 73

**AMENDED APPLICATION – SPECIAL USE PERMIT**

Dear Ms. Mandel:

We represent Yeshivas Ohr V'Daas (Applicant) and Congregation Ahavas Yisrael (Owner) in connection with the its application for the granting of a Special Use Permit, which application was filed on March 25, 2019.

We are submitting the enclosed *Amended* Special Use Permit Application to the Village Board (14 copies) consistent with an *Amended* Revised Site Plan Application recently submitted to the Planning Board.

The Application was amended because it has been determined that the use of a portion of the building as a synagogue will be discontinued, and the sole use will be as a school. The Site Plan prepared by Rachel Barese, PE/Civil Tech was previously submitted.

We request that this Application be placed on the next meeting agenda.

Sincerely,



JOSEPH A. CHURGIN  
JAC/mc

encs.

cc: Rachel Barese, PE  
Morton Silberberg, Esq.

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August 21, 2019

Members of the Village Board of Trustees  
Village of Chestnut Ridge  
277 Old Nyack Turnpike  
Chestnut Ridge, New York 10977

**AMENDED NARRATIVE – SPECIAL USE PERMIT**

**AMENDED APPLICATION TO THE VILLAGE OF CHESTNUT RIDGE**

Owner: Congregation Ahavas Yisrael  
Applicant: Yeshivas Ohr V'Daas  
Premises: 972 Chestnut Ridge Road, Chestnut Ridge, New York 10952  
Tax Map Tax Map Designation: Section 67.08 Block 1 Lot 73

Congregation Ahavas Yisrael is the owner of the premises, which are leased to the applicant. The applicant is comprised of Ohr V'Daas Rockland Institute for Special Education (“Ohr V'Daas RISE”), which is a NYS-accredited school of general education for special needs students aged 5 to 21, and Yeshivas Ohr V'Daas, which provides one-hour of Judaic culture classes to the special needs students at the school.

Since the last narrative was submitted, it has been determined that **the use of a portion of the building as a synagogue will be discontinued**, and the **sole use will be as a school for special needs children**. Historically, the premises was used as a synagogue for 45 years. In more recent years, only a portion of the building has been used as a synagogue. That use will be discontinued.

The Applicant has operated the school for special needs children at the premises for over 15 years. However, the existing Certificate of Occupancy is for use as a house of worship with accessory classrooms.

In order to obtain a Certificate of Occupancy for a school of general instruction, a site plan application is pending before the Planning Board. There is also an application before the Zoning Board of Appeals for variances for existing conditions that comply with the 1971 site plan approved by the Town of Ramapo Planning Board.

The lot upon which the School is located has a site area of 1.65 acres.

The School facility currently consists of six classrooms, therapists' rooms, consultants' rooms and administration offices. There are approximately 55 students, ranging in age from 5 to 21 years old, with a one-to-one student/staff ratio.

Applicant's regular school hours are from 8:30 AM to 3:30 PM, with six students staying until 5:30 PM.

There is little vehicular traffic, as the students arrive at the facility via school buses and private car pools. Many staff members also arrive with car pools and a school mini-bus. The existing parking lot is more than sufficient to accommodate teachers and staff as is evident by the vacant parking spaces on a daily basis.

### **Applicable Law**

New York State and Federal law requires a municipality to be flexible in the application of its zoning code to educational and religious uses. See *Cornell v. Bagnardi*, 68 N.Y.2d 583 (1986), and RLUIPA (42 USC § 2000cc *et seq.*). This law applies to special permits. The Applicant seeks a Special Use Permit, pursuant Section 6.9.4.1 of Local Law No. 1 of the year 2017, amending Local Law No. 11 of 1984 (Zoning Law).

The special permitting process is the proper vehicle for a municipality to provide the flexibility required to accommodate educational and religious uses (see *Cornell v. Bagnardi*, *supra*).

APPLICATION REVIEW FORM

PART I

Name of Municipality Village of Chestnut Ridge Date Amended

7/19/19

Please check all that apply:

<input type="checkbox"/> Planning Board	<input checked="" type="checkbox"/> Municipal Board
<input type="checkbox"/> Zoning Board of Appeals* (Fill out Part II of this form.)	<input type="checkbox"/> Historical Board
	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Pre-preliminary/Sketch
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Final
<input checked="" type="checkbox"/> Special Permit	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Zoning Code Amendment	<input type="checkbox"/> Zone Change
<input type="checkbox"/> Variance	

Project Name: Cong. Ahavas Yisrael

Tax Map Designation:

Section 67-08 Block 1 Lot(s) 73

Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Location: On the South side of Chestnut Ridge Rd.  
0 feet southeast of Haller Crescent in the  
town of Ramapo hamlet/village of Chestnut Ridge

Acreage of Parcel 1.65 Zoning District R-25

School District East Ramapo Postal District 10977

Fire District South Spring Valley Ambulance District William P. Faist

Water District Suez Water Sewer District Rockland County  
Sewer District No. 1

Project Description: (If additional space required, please attach a narrative summary.)

Change the use of an existing house of  
worship with accessory classrooms to a  
school for general education.

APPLICATION REVIEW FORM

If subdivision:

- 1) Is any variance from the subdivision regulations required? \_\_\_\_\_
- 2) Is any open space being offered? \_\_\_\_ If so, what amount? \_\_\_\_\_
- 3) Is this a standard or average density subdivision? \_\_\_\_\_

If site plan:

- 1) Total size of building(s) in square feet \_\_\_\_\_
- 2) Proposed addition \_\_\_\_\_
- 3) Number of dwelling units \_\_\_\_\_

If special permit, list special permit use and what the property will be used for.

School for general education

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. no

Are there streams on the site? If yes, please provide the names. no

Are there wetlands on the site? If yes, please provide the names and type. no

Project History: Has this project ever been reviewed before? yes

If so, provide a narrative, including the list case number, name, date, and the board you appeared before.

\_\_\_\_\_  
\_\_\_\_\_

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

\_\_\_\_\_  
\_\_\_\_\_

Applicant: Yeshivas Ohr V'Daas Phone # 845-352-3307

Address 972 Chestnut Ridge Rd. Chestnut Ridge NY 10977  
Street Name & Number (Post Office) State Zip code

Property Owner: Cong Ahavas Yisrael Phone # 845-371-6600

Address PO Box 937 Monsey NY 10952  
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: Civil Tec Eng. + Surv. Phone # 845-547-2241

Address 139 Lafayette Ave Suffern NY 10901  
Street Name & Number (Post Office) State Zip code

APPLICATION REVIEW FORM

Attorney: Joseph Churgin Esq. Phone # 845-624-3820  
 Address: 505 Old Jump Pike Rd #209 Manuel NY 10957  
Street Name & Number (Post Office) State Zip code 914-403-7852

Contact Person: Morton Silberberg Esq. Phone # 845-371-6600  
 Address: 95 New Clarkstown Rd. Manuel NY 10954  
Street Name & Number (Post Office) State Zip code

This property is within 500 feet of:  
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 K, L, M, AND N.

- State or County Road
- Long Path
- Municipal Boundary
- State or County Park
- County Stream
- County Facility

List name(s) of facility checked above. RT. 45

Referral Agencies: (Please make sure that the appropriate agencies as needed received copies of your application and plans for their review.)

- RC Highway Department
- RC Drainage Agency
- RC Soil and Water Cons. Dist.
- NYS Dept. of Transportation
- NYS Thruway Authority
- Adjacent Municipality
- RC Park Commission
- RC Environmental Management Council
- RC Dept. of Environmental Health
- NYS Dept. of Environmental Conservation
- Palisades Interstate Park Comm.

TO ALL APPLICANTS - YOU MUST SEND COPIES OF APPLICATIONS AND PLANS TO:

Regional Manager  
 Orange and Rockland  
 75 West Route 59  
 Spring Valley, NY 10977

I have informed the above checked agencies and Orange and Rockland on 7/22/19

[Signature]  
 Signature  
7/22/19  
 Date

APPLICATION REVIEW FORM

*[Signature]*  
Applicant's Signature and Certification

State of New York)  
County of Rockland) SS.:  
Town/Village of Chestnut Ridge

I, Abraham Rosenberg, hereby depose and say that all the  
above statements contained in the papers submitted herewith are true.

Mailing Address 992 Chestnut Ridge Rd.  
Chestnut Ridge  
New York 10977

*Affirmed*  
~~SWORN~~ to before this  
22 day of JULY, 2019

Morton N. Silberberg  
Notary Public

MORTON N. SILBERBERG  
Notary Public, State of N.Y.  
No. 4799869  
Qualified in Rockland County  
Commission Expires Aug. 31, 2021

Owner/Applicant's Consent Form to Visit Property

I, Morton Silberberg as Trustee of the <sup>*Secretary and*</sup> owner/applicant of the property  
described in application submitted to the town/village board, planning board, zoning  
board of appeals, and/or supporting staff, do hereby give permission to members of said  
boards and/or supporting staff to visit the property in question at a reasonable time during  
the day.

Morton Silberberg  
Owner/Applicant

*Affirmed*  
~~SWORN~~ to before this  
22nd day of July, 2019

[Signature]  
Notary Public

SUSAN COOPER  
Notary Public, State of New York  
No. 4989636  
Qualified in Rockland County  
Commission Expires 12/16/21

APPLICATION REVIEW FORM

Affidavit of Ownership/Owner's Consent

State of New York)
County of Rockland) SS.:
Town/Village of Chestnut Ridge

I, Morton Silberberg being duly sworn, hereby affirm
depose and say that I reside at: 8 Judith Lane, Morristown, NJ

in the county of Rockland in the state of New York

I am the Secretary and Trustee of The owner in fee simple of premises located at:
972 Chestnut Ridge Road
Chestnut Ridge, NY 10977

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber as Instrument No. of conveyances, page 2009-24.756.

Said premises have been in my/its possession since 19 2009. Said premises are
also known and designated on the Town of Ramapo Tax Map as:
section 67.8 block 1 lot(s) 73

I hereby authorize the within application on my behalf, and that the statements of fact
contained in said application are true, and agree to be bound by the determination of the
board.

Owner x Morton Silberberg
Mailing Address c/o 95 New Clarkstown Rd.
Ramapo NY 10954

SWORN to before this
22nd day of July, 2019

Notary Public

SUSAN COOPER
Notary Public, State of New York
No. 4989636
Qualified in Rockland County
Commission Expires 12/16/21

\* If owner is a corporation, fill in the office held by deponent and name of
corporation, and provide a list of all directors, officers and stockholders owning
more than 5% of any class of stock.



Affidavit Pursuant to Section 809 of the General Municipal Law

State of New York)  
County of Rockland) SS.:  
Town/Village of Chestnut Ridge

I, ABRAHAM ROSENBERG, being duly sworn, hereby depose <sup>affirms</sup> and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and post office address

Applicant: Yeshivas Ohr V'Daas  
1977 Chestnut Ridge Rd, Chestnut Ridge, NY 10977  
Owner: Cong. Ahava Yisrael  
c/o 95 New Clarkstown Rd. Nanuet NY 10954

certifies that he is owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief below set forth:

2. To the Village Board of the Town/Village of Chestnut Ridge (Board, Commission or Agency), Rockland County, New York:

Application, petition or request is hereby submitted for:

- Variance or modification from the requirement of Section \_\_\_\_\_;
- Special permit per the requirements of Section Art. XI \_\_\_\_\_;
- Review and approval of proposed subdivision plat;
- Exemption from a plat or official map;
- An order to issue a certificate, permit or license;
- An amendment to the Zoning Ordinance or Official Map or change thereof;
- Other (explain) \_\_\_\_\_;

To permit construction, maintenance and use of a school for general education

3. Premises affected are in a R-25 zone and from the town of Ramapo tax map, the property is know as Section 67.8, Block, 1, Lot(s) 73.

APPLICATION REVIEW FORM

4. There is no state officer, Rockland County Officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

5. That to the extent that the same is known to your applicant, and to the owner of the subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town/Village of Chestnut Ridge in the petition, request or application or in the property or subject matter to which it relates: (if none, so state)

- a. Name and address of officer or employee NO
- b. Nature of interest \_\_\_\_\_
- c. If stockholder, number of shares \_\_\_\_\_
- d. If officer or partner, nature of office and name of partnership \_\_\_\_\_
- e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing in such ownership. \_\_\_\_\_

f. In the event of corporate ownership: A list of all directors, officers and stockholders of each corporation owning more than five (5%) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town/Village of \_\_\_\_\_.

I, Abraham Rosenberg <sup>affirms</sup> do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Mailing Address X Abraham Rosenberg  
972 Chestnut Ridge Road  
Chestnut Ridge NY 10977

affirmed  
SWORN to before this

22 day of July 19 2019

Morton N. Silberberg  
Notary Public

APPLICATION REVIEW FORM

**AFFIDAVIT**

State of New York)

County of Rockland, SS.:

Town/Village of Chestnut Ridge

I, Abraham Eisenberg being duly <sup>affirming</sup> sworn deposes and says that he is the applicant, agent or attorney for applicant, in the matter of the petition before the (board) in the town/village of Chestnut Ridge affecting property located at 972 Chestnut Ridge Road, Rockland County, New York.

That the following are all of the owners of property 500 (distance) from the premises as to which this application is being taken.

SECTION/BLOCK/LOT	NAME	ADDRESS
	<u>[Signature]</u>	

*See attached*

*Affirmed*

SWORN to before this

22 day of July, 2019

Morton N. Silberberg

Notary Public  
MORTON N. SILBERBERG  
Notary Public, State of N.Y.  
No. 4799869  
Qualified in Rockland County  
Commission Expires Aug. 31, 2021

5/57.08-1-86  
WRIGHT ROBERT S & DIANE M  
HALLER CRESCENT  
SPRING VALLEY, NY 10977

5/67.08-1-69  
GOLDSTEIN JACOB & RIVKY  
5 SPRING HILL TERR  
SPRING VALLEY, NY 10977

5/67.08-1-85  
SILVER EFRAIM & GILA  
WHITEFIELD RD  
CHESTNUT RIDGE, NY 10977

5/67.08-1-89  
RAHMAN ABDUL & SURRIYA  
9 HALLER CRST  
SPRING VALLEY, NY 10977

5/67.07-1-18  
BRECHER RIVKA B &  
SRAEL Z  
WHITEFIELD RD  
SPRING VALEY, NY 10977

5/67.08-1-96  
KUKAJ MUSA & MAJLINDA  
45 CESTNUT RIDGE ROAD  
CHESTNUT RIDGE, NY 10977

5/67.08-1-90  
WEISS YECHIEL & MALKA  
57 HALLER CRESCENT  
CHESTNUT RIDGE, NY 10977

5/67.08-1-93  
MIHALACHE CATALIN &  
CLAUDIA  
16 HALLER CRESCENT  
SPRING VALLEY, NY 10977

5/67.08-1-4  
BEN-JACOB MICHAEL & RAVIT  
1 PINE KNOLL CT  
MONSEY, NY 10952

15/67.08-1-73  
CONG AHAVAS YISRAEL  
PO BOX 937  
MONSEY, NY 10952

15/67.08-1-13  
PRICE JULES & NETTIE  
FAMILY TRUST  
22 SPRING HILL TERR  
SPRING VALLEY, NY 10977

15/67.08-1-95  
BERGER STUART B & EDNA V  
50 HALLER CRESCENT  
SPRING VALLEY, NY 10977

15/67.08-1-12  
JUSTAFORT FRANTZ & MARYSE  
18 SPRINGHILL TERR  
CHESTNUT RIDGE, NY 10977

15/67.08-1-94  
WEISSMAN CHAIM & CHANA  
48 HALLER CRESCENT  
SPRING VALLEY, NY 10977

15/67.08-1-97  
KUKAJ RIFAT & FIKRETA  
939 CHESTNUT RIDGE RD  
CHESTNUT RIDGE, NY 10977

15/67.08-1-9  
HAYUM YEHOASHUA &  
RIVKA  
950 CHESTNUT RIDGE ROAD  
CHESTNUT RIDGE, NY 10977

15/67.08-1-99  
MC AULAY ERIC  
931 CHESTNUT RIDGE RD  
CHESTNUT RIDGE, NY 10977

15/67.08-1-5  
GUERRA JOSE R & DIANE E  
2 PINE KNOLL CT  
MONSEY, NY 10952

15/67.08-1-88  
GONZALEZ LORRAINE  
41 HALLER CRESCENT  
CHESTNUT RIDGE, NY 10977

15/67.08-1-72  
RIVERA ANTHONY + DORIS  
968 CHESTNUT RIDGE RD  
SPRING VALLEY, NY 10977

15/67.08-1-71  
GOODMAN CAROLE  
964 CHESTNUT RIDGE RD  
CHESTNUT RIDGE, NY 10977

15/67.08-1-70  
KEDISHAS AHARON D'HADAS  
320 ROEBLING ST SUITE 328  
BROOKLYN, NY 11211

15/67.08-1-11  
ELIAZO MARIA & GUERRERO  
SER H  
12 SPRING HILL TERR  
CHESTNUT RIDGE, NY 10977

15/67.08-1-10  
KEDISHAS AHARON D'HADAS  
320 ROEBLING STREET SUITE 3  
BROOKLYN, NY 11211

15/67.08-1-98  
JAMES BENJAMIN & MARGARET  
C  
933 CHESTNUT RIDGE RD  
SPRING VALLEY, NY 10977

15/67.08-1-2  
SHERMAN HAROLD & BARBARA  
I  
8 PINE KNOLL CT  
MONSEY, NY 10952



15/67.08-1-3  
FREITEL ELIYAHU & BAILA  
5 PINE KNOLL CT  
MONSEY, NY 10952

15/67.08-1-45  
NAWAL ZINNIA & MAHUMUD B  
12 MIDWAY RD  
SPRING VALLEY, NY 10977

15/67.08-1-61  
KOHAN SHALOM YITZCHAK &  
MIRIAM  
17 ORCHARD CT  
CHESTNUT RIDGE, NY 10977

15/67.08-1-46  
FRIEDMAN MAYER & CHAYA  
10 ORCHARD CT  
SPRING VALLEY, NY 10977

15/67.08-1-63  
JEANTY CAROLLE & MARIE Y  
13 ORCHARD CT  
SPRING VALLEY, NY 10977

15/67.08-1-33  
LORENZ NICOLE  
6 ORCHARD CT  
CHESTNUT RIDGE, NY 10977

15/67.08-1-75  
ALVAREZ ROMEL  
984 CHESTNUT RIDGE RD  
SPRING VALLEY, NY 10977-660

15/67.08-1-83  
SCHEINER HARRY & SYBIL  
2 HALLER CRESCENT  
SPRING VALLEY, NY 10977

15/67.08-1-66  
JUNDEF YISROEL & CHAYA  
7 ORCHARD COURT  
SPRING VALLEY, NY 10977

15/67.08-1-87  
GIBNEY MICHAEL A &  
MERTENS ELIZABETH M  
ONE HALLER CRESCENT  
CHESTNUT RIDGE, NY 10977

15/67.08-1-49  
EZEONU CHARITY  
16 ORCHARD CT  
SPRING VALLEY, NY 10977

15/67.08-1-60  
LINZAN CARLOS  
19 ORCHARD CT  
CHESTNUT RIDGE, NY 10977

15/67.08-1-47  
SOKOLICH RICHARD N  
12 ORCHARD CT  
CHESTNUT RIDGE, NY 10977

15/67.08-1-62  
ROSEN STANLEY S + MYRA  
15 ORCHARD CT  
SPRING VALLEY, NY 10977

15/67.08-1-76  
FLEISCHMAN GERSHON &  
SARHE & BLIMA & SHMUEL  
986 CHESTNUT RIDGE RD  
SPRING VALLEY, NY 10977

15/67.08-1-30  
FERINE LAURA  
PO BOX 1673  
YONKERS, NY 10704

15/67.08-1-65  
LIEBMAN STEPHEN + MARY  
9 ORCHARD CT  
SPRING VALLEY, NY 10977

15/67.08-1-84  
MANAYATHUMALIL GEORGE C &  
GEORGE JESSY  
4 HALLER CRESCENT  
SPRING VALLEY, NY 10977

15/67.08-1-31  
FRIEDMAN ELIEZER & RACHEL  
25 SPRING HILL TERR  
SPRING VALLEY, NY 10977

15/67.08-1-68  
BREUER MORDCHAY  
3 ORCHARD COURT  
SPRING VALLEY, NY 10977

15/67.08-1-48  
BARRISH ABRAHAM & BAILA  
14 ORCHARD CT  
CHESTNUT RIDGE, NY 10977

15/67.08-1-78  
ROSENBLUM SHRAGA M &  
LEAH T  
32 BREWER ROAD  
MONSEY, NY 10952

15/67.08-1-77  
ULLMAN MISHPACHA TRUST  
988 CHESTNUT RIDGE ROAD  
CHESTNUT RIDGE, NY 10977

15/67.08-1-34  
LEINER ABRAHAM & CHANA  
51 DYKSTRAS WAY  
MONSEY, NY 10952

15/67.08-1-64  
DE MARCO JORI A &  
BEATRICE  
11 ORCHARD CT  
SPRING VALLEY, NY 10977

15/67.08-1-82  
KHERLOPIAN ARMEN R &  
HAIG R  
1001 CHESTNUT RIDGE RD  
SPRING VALLEY, NY 10977

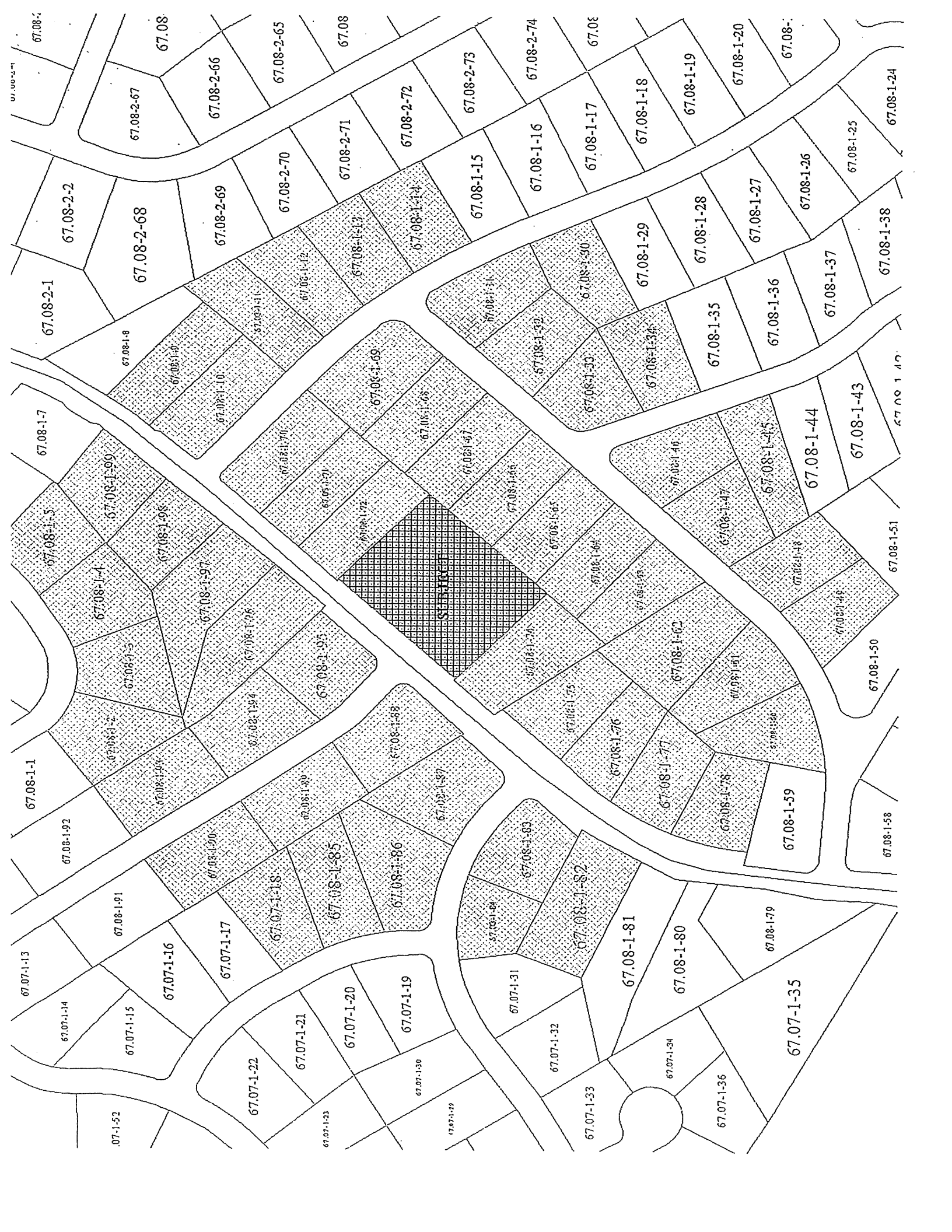
15/67.08-1-32  
GRUNSTEIN YITZCHOK &  
CHANA  
240 BATES DRIVE  
MONSEY, NY 10952

15/67.08-1-74  
GREAU MILDRED  
980 CHESTNUT RIDGE RD  
SPRING VALLEY, NY 10977

15/67.08-1-67  
BODENHEIMER MOSHE &  
SHIFRA  
5 ORCHARD COURT  
CHESTNUT RIDGE, NY 10977

15/67.08-1-14  
GROSS FREEDA & DAVID  
26 SPRING HILL TERR  
SPRING VALLEY, NY 10977





67.07-1-13 67.07-1-14 67.07-1-15 67.07-1-16 67.07-1-17 67.07-1-18 67.07-1-19 67.07-1-20 67.07-1-21 67.07-1-22 67.07-1-23 67.07-1-24 67.07-1-25 67.07-1-26 67.07-1-27 67.07-1-28 67.07-1-29 67.07-1-30 67.07-1-31 67.07-1-32 67.07-1-33 67.07-1-34 67.07-1-35 67.07-1-36 67.07-1-37 67.07-1-38 67.07-1-39 67.07-1-40 67.07-1-41 67.07-1-42 67.07-1-43 67.07-1-44 67.07-1-45 67.07-1-46 67.07-1-47 67.07-1-48 67.07-1-49 67.07-1-50 67.07-1-51 67.07-1-52 67.07-1-53 67.07-1-54 67.07-1-55 67.07-1-56 67.07-1-57 67.07-1-58 67.07-1-59 67.08-1-1 67.08-1-2 67.08-1-3 67.08-1-4 67.08-1-5 67.08-1-6 67.08-1-7 67.08-1-8 67.08-1-9 67.08-1-10 67.08-1-11 67.08-1-12 67.08-1-13 67.08-1-14 67.08-1-15 67.08-1-16 67.08-1-17 67.08-1-18 67.08-1-19 67.08-1-20 67.08-1-21 67.08-1-22 67.08-1-23 67.08-1-24 67.08-1-25 67.08-1-26 67.08-1-27 67.08-1-28 67.08-1-29 67.08-1-30 67.08-1-31 67.08-1-32 67.08-1-33 67.08-1-34 67.08-1-35 67.08-1-36 67.08-1-37 67.08-1-38 67.08-1-39 67.08-1-40 67.08-1-41 67.08-1-42 67.08-1-43 67.08-1-44 67.08-1-45 67.08-1-46 67.08-1-47 67.08-1-48 67.08-1-49 67.08-1-50 67.08-1-51 67.08-1-52 67.08-1-53 67.08-1-54 67.08-1-55 67.08-1-56 67.08-1-57 67.08-1-58 67.08-1-59 67.08-2-1 67.08-2-2 67.08-2-3 67.08-2-4 67.08-2-5 67.08-2-6 67.08-2-7 67.08-2-8 67.08-2-9 67.08-2-10 67.08-2-11 67.08-2-12 67.08-2-13 67.08-2-14 67.08-2-15 67.08-2-16 67.08-2-17 67.08-2-18 67.08-2-19 67.08-2-20 67.08-2-21 67.08-2-22 67.08-2-23 67.08-2-24 67.08-2-25 67.08-2-26 67.08-2-27 67.08-2-28 67.08-2-29 67.08-2-30 67.08-2-31 67.08-2-32 67.08-2-33 67.08-2-34 67.08-2-35 67.08-2-36 67.08-2-37 67.08-2-38 67.08-2-39 67.08-2-40 67.08-2-41 67.08-2-42 67.08-2-43 67.08-2-44 67.08-2-45 67.08-2-46 67.08-2-47 67.08-2-48 67.08-2-49 67.08-2-50 67.08-2-51 67.08-2-52 67.08-2-53 67.08-2-54 67.08-2-55 67.08-2-56 67.08-2-57 67.08-2-58 67.08-2-59 67.08-2-60 67.08-2-61 67.08-2-62 67.08-2-63 67.08-2-64 67.08-2-65 67.08-2-66 67.08-2-67 67.08-2-68 67.08-2-69 67.08-2-70 67.08-2-71 67.08-2-72 67.08-2-73 67.08-2-74 67.08-2-75 67.08-2-76 67.08-2-77 67.08-2-78 67.08-2-79 67.08-2-80 67.08-2-81 67.08-2-82 67.08-2-83 67.08-2-84 67.08-2-85 67.08-2-86 67.08-2-87 67.08-2-88 67.08-2-89 67.08-2-90 67.08-2-91 67.08-2-92 67.08-2-93 67.08-2-94 67.08-2-95 67.08-2-96 67.08-2-97 67.08-2-98 67.08-2-99 67.08-2-100

SUNSHINE

APPLICATION REVIEW FORM

Reimbursement for Professional Consulting Services

The Town/Village Board, Planning Board and Zoning Board of Appeals in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village for the cost of such consultant services upon receipt of the bill. Such reimbursement shall be made prior to final action on the application.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full.

*Offered*  
~~is~~ SWORN to before this Applicant *Abraham Rosenberg*

22 day of July 19 2019

*Morton N. Silberberg*  
Notary Public

MORTON N. SILBERBERG  
Notary Public, State of N.Y.  
No. 4799869  
Qualified in Rockland County  
Commission Expires Aug. 31, 2021

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

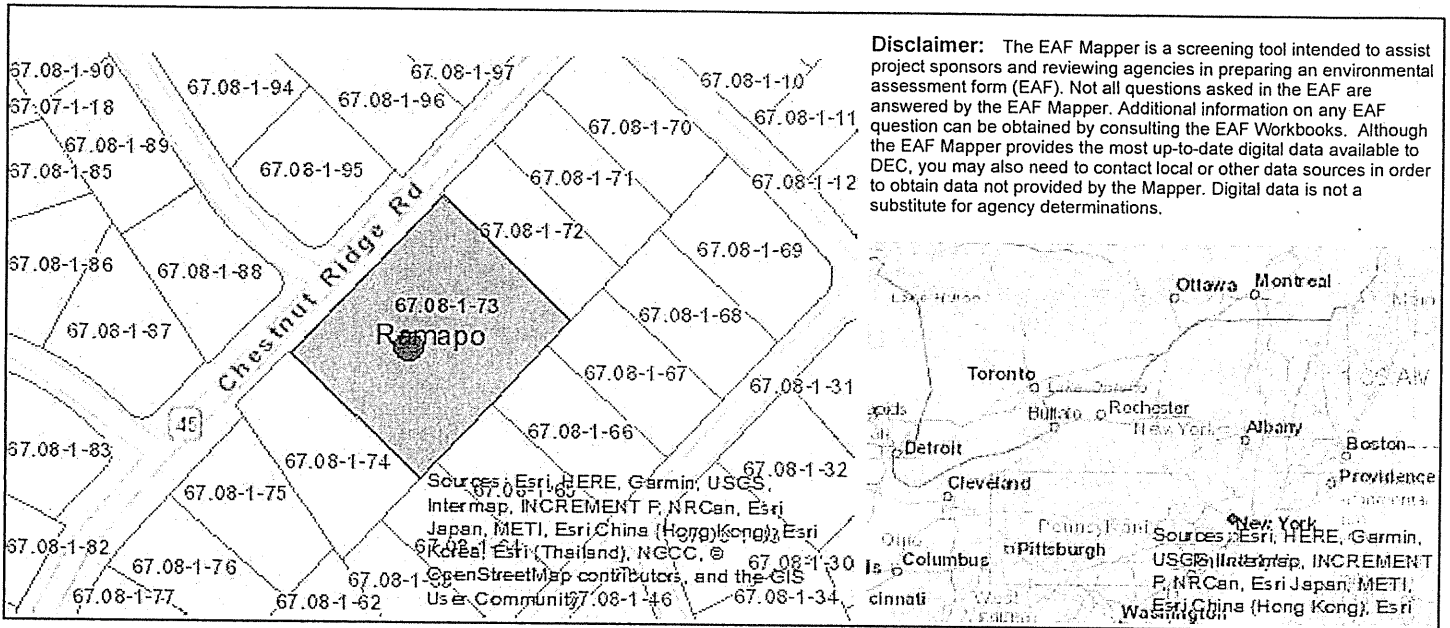
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Cong. Ahavas Yisrael			
Project Location (describe, and attach a location map): 972 Chestnut Ridge Road Spring Valley, NY 10977			
Brief Description of Proposed Action: Change the use from a house of worship with accessory classrooms to a school of general instruction			
Name of Applicant or Sponsor: Cong. Ahavas Israel		Telephone:	
		E-Mail:	
Address: PO Box 937			
City/PO: Monsey		State: NY	Zip Code: 10952
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Site Plan approval from PB, variances from ZBA, Special Permit by the Village Board			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.65 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.65 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			



	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Civil Tech Engineering + Surveying PC</u> Date: <u>7-19-19</u>		
Signature: <u>Nachul Paouse</u> Title: <u>President</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

# **CIVILTEC**

Engineering + Surveying

July 19, 2019

Village of Chestnut Ridge Planning Board  
277 Old Nyack Turnpike  
Chestnut Ridge, NY 10977

Re: Cong. Ahavas Yisrael  
972 Chestnut Ridge Road  
Spring Valley, NY 10977  
Tax Lot 67.08-1-73

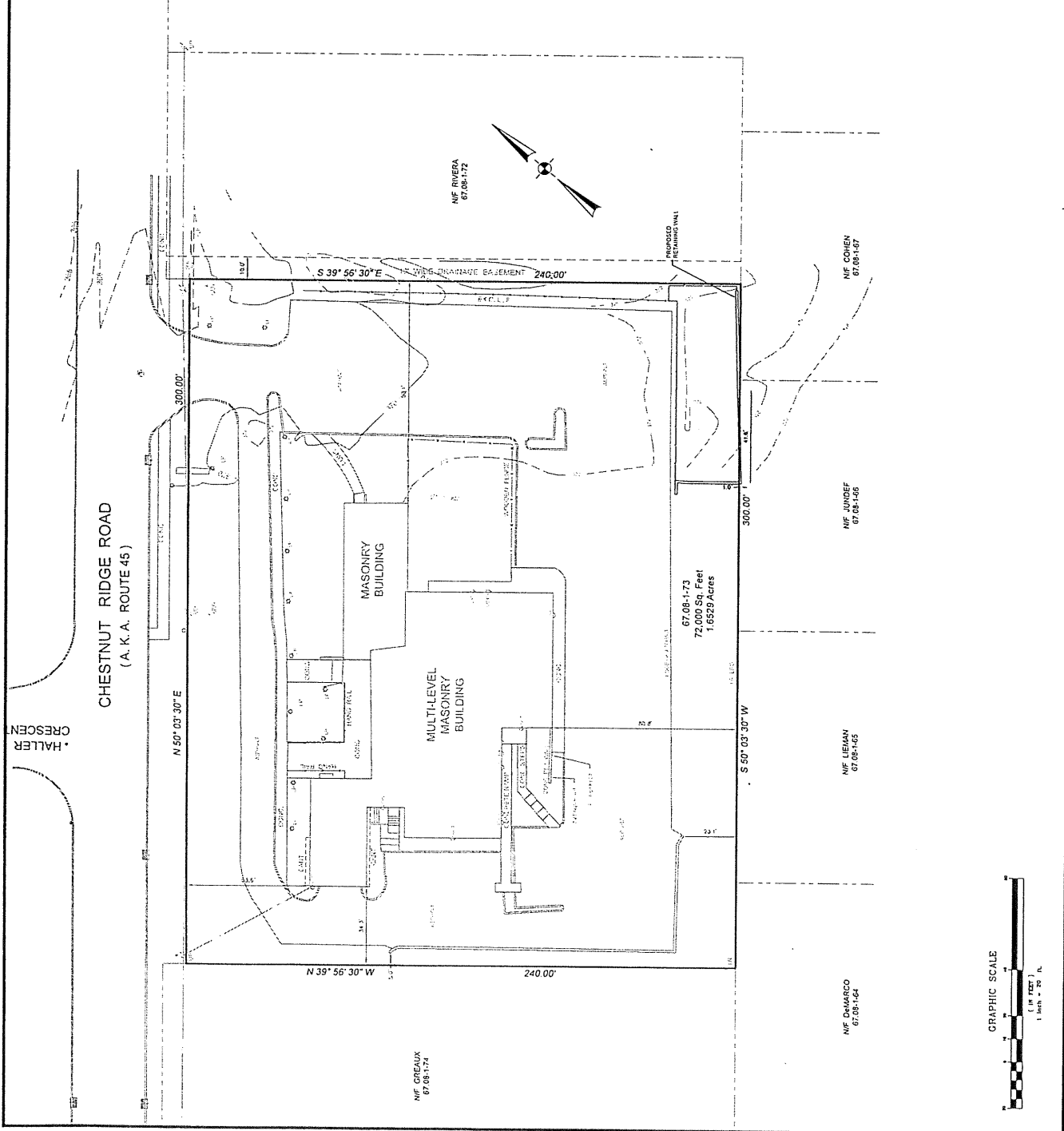
Subject: Narrative

Enclosed is a Site Plan for Cong. Ahavas Yisrael. The property is located 972 Chestnut Ridge Road in the Village of Chestnut Ridge. There is an existing building and parking lot on the site with approval to be used as a house of worship with accessory classrooms. The applicant is seeking approval to change the use to allow for the school to be the primary use. The school will be for general education. The applicant is not seeking to change the building or the parking.

Due to the change of the use, the following variances are required:

1. Minimum Lot Area: 10 acres Required, 1.65 acres Provided.
2. Minimum Lot Width: 400 FT Required, 300 FT Provided.
3. Minimum Front Setback: 100 FT Required, 53 FT Provided.
4. Minimum Front Yard: 100 FT Required, 53 FT Provided.
5. Minimum Side Setback: 100 FT Required, 34 FT Provided.
6. Minimum Total Side Setback: 200 FT Required, 132 FT Provided.
7. Minimum Side Yard: 100 FT Required, 5 FT Provided.
8. Minimum Rear Setback: 100 FT Required, 80 FT Provided.
9. Minimum Rear Yard: 100 FT Required, 23 FT Provided.
10. Maximum Development Coverage: 30% Required, 63% Provided.





CHESTNUT RIDGE ROAD  
(A.K.A. ROUTE 45)

HALLER  
CRESCENT

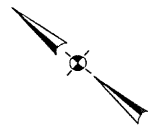
N/E GREAUX  
07-08-174

MASONRY  
BUILDING

MULTI-LEVEL  
MASONRY  
BUILDING

67-08-173  
72,000 Sq. Feet  
1.6529 Acres

N/E RIVERA  
07-08-172



S 39° 56' 30" E 240.00'

N 50° 03' 30" E 300.00'

N 39° 56' 30" W 240.00'

S 60° 03' 30" W 300.00'

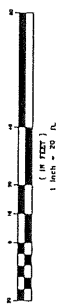
N/E D'AMARCO  
07-08-164

N/E LEMAN  
07-08-165

N/E JUNDEF  
07-08-166

N/E COHEN  
07-08-167

GRAPHIC SCALE  
1" = 100' 0"



DATE	REVISION	SCALE	DESCRIPTION	CHECK BY
JULY 14, 2019	REV 1		REVISED VILLAGES COMMENTS	
JULY 15, 2019	REV 2		REVISED VILLAGES COMMENTS	
JULY 15, 2019	REV 3		REVISED VILLAGES COMMENTS	

**EXISTING CONDITIONS PLAN**  
FOR  
CONG. AHAVAS YISRAEL - 972 CHESTNUT RIDGE ROAD  
VILLAGE OF CHESTNUT RIDGE - ROCKLAND COUNTY - NEW YORK

**CIVIL TEG**  
Engineers & Surveyors, Inc.  
35 Broadway Avenue  
Rockland County, NY 10956  
845-930-2241 • 845-942-2242 (fax)  
www.civiltreg.com

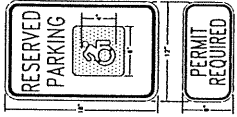
DATE: 07/14/19  
DRAWN BY: RB  
CHECK BY: ABL/J  
JOB NO.: 1808  
SCALE: 1" = 20'  
PROJECT: 1093

Rachel B. Barbee  
RACHEL B. BARBEE  
N.Y. LIC. NO. 22093

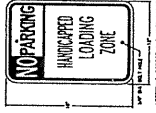
MUTCD Signing



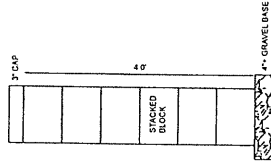
R1-1	STOP	30" X 30"
R6-1R	ONE-WAY	36" X 12"
R6-1L	ONE-WAY	36" X 12"
R5-1	DO NOT ENTER	30" X 30"
31-0519	NO LEFT TURN	30" X 30"



LETTERS AND SYMBOLS - 2" HIGH  
 WITH 1/8" SPACING  
 BACKGROUND - WHITE  
**HANDICAPPED PARKING SIGN**  
 NOT TO SCALE

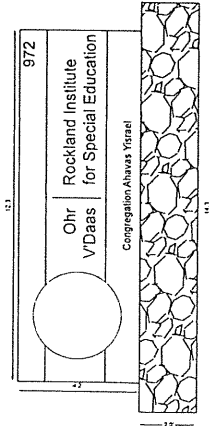


LETTERS AND SYMBOLS - 2" HIGH  
 WITH 1/8" SPACING  
 BACKGROUND - WHITE  
**HANDICAPPED LOADING ZONE**  
 NOT TO SCALE

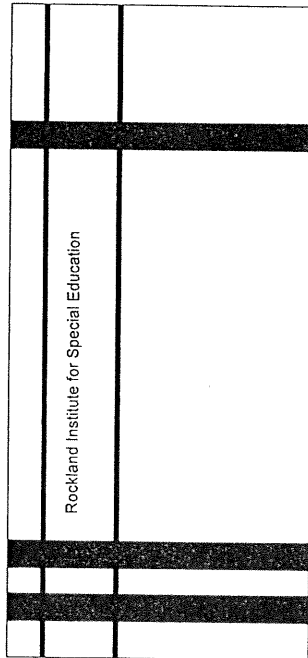


**RETAINING WALL DETAIL**  
 NOT TO SCALE

NOTE: ALL WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE  
 REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION  
 LOWER GRADE IS REQUIRED FOR ALL WALLS. ALL WALLS SHALL BE CONSTRUCTED BY A  
 REGISTERED PROFESSIONAL ENGINEER AND SHALL BE DESIGNED AND INSPECTED BY A REGISTERED  
 PROFESSIONAL ENGINEER.



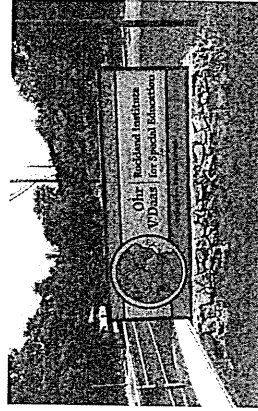
**MONUMENT SIGN DETAIL**  
 NOT TO SCALE



**FRONT OF BUILDING SIGN**  
 NOT TO SCALE



**FRONT OF BUILDING SIGN**  
 NOT TO SCALE



**MONUMENT SIGN**  
 NOT TO SCALE

DATE	ISSUE	DESCRIPTION	CHANGED BY
10/15/2019	S.R.L. 2019.173	DETAILS FOR	
<b>CONG. AHAVAS YISRAEL - 972 CHESTNUT RIDGE ROAD VILLAGE OF CHESTNUT RIDGE - ROCKLAND COUNTY - NEW YORK</b>			
DATE	ISSUE	DESCRIPTION	CHANGED BY
10/15/2019	S.R.L. 2019.173	DETAILS FOR	
<b>CIVIL TEC</b>			
Engineers & Surveyors, P.C.			
174 Lafayette Avenue, 7th Fl.			
Rockland County, NY 10911			
845-500-2141 • 845-500-7100 FAX			
www.civiltec.com			
DATE	ISSUE	DESCRIPTION	CHANGED BY
10/15/2019	S.R.L. 2019.173	DETAILS FOR	
<b>Rockland Institute for Special Education</b>			
Rockland County, NY 10911			
845-500-2141 • 845-500-7100 FAX			
www.civiltec.com			