

Town of Haverstraw Zoning Board of Appeals

LEGAL NOTICE

Please take notice the Town of Haverstraw Zoning Board of Appeals shall hold a Public Hearing to consider the application of A&S Realty, Artur Kondov – 130 W. Ramapo Road, Garnerville to construct a new 2 Story, 12,000 Sq. Ft. Professional Office Building in a Commercial Zone– 4,000 Sq. Ft. of which to be used as ancillary basement space for existing tenants.

The following Variance(s) are required:

1. Off Street Parking:

Required – 80 Spaces

Provided – 48 Spaces

Variance Required – 32 Space Reduction

2. Side Yard (Parking Lot):

Required – 10' (Ft.)

Provided – 5' (Ft.)

Variance Required - 5' (Ft.)

Said property being located on the North side of W. Ramapo Road and 0 Ft. West of Balsam Road and on the Town of Haverstraw Tax Map as Section-25.16, Block-03, Lot-40.

Said Public Hearing shall be held on Wednesday, April 09, 2025 at 7:00 PM in the large meeting room of Haverstraw Town Hall, One Rosman Road, Garnerville.

All interested parties are invited to attend and will be heard by the board.

By Order Of the Zoning Board of Appeals of the Town Of Haverstraw
Wilbur Aldridge, Acting Chairman
Christie Tomm Addona, Planning and Zoning Board Attorney
Annette Hendrie, Planning and Zoning Board Principal Clerk-Typist
March 27, 2025

March 20, 2025

Via email [ahendrie@townofhaverstraw.org]

Hon. Corallo and Members of the
Town of Haverstraw Planning Board
1 Rosman Road
Garnerville, New York 10923

***Re: Zoning Map Amendment and Site Plan
130 W Ramapo Road (Route 202)***

Dear Chairman Corallo and Members of the Planning Board:

As you will recall, our firm represents Artur Kondov (“Applicant”), the owner of real property located at 130 West Ramapo Road (Route 202) (“Property”) in connection with Rezoning and Site Plan approvals to facilitate a 12,000 s.f. office building (“Project”).

In response to the last discussion the Applicant’s team had with your Board at the March 12, 2025 Meeting, we are writing to transmit the following resubmission materials. As such, to facilitate our discussion at the next Planning Board meeting, scheduled for April 9, 2025, please find attached the following:

- Site Plan, prepared by Weinberg
- Floor Plan, prepared by BILD Architecture
- Parking and Traffic Study Evaluation, prepared by Colliers Engineering & Design

Project Summary

As you will recall, the Project involves constructing a professional office building for non-medical and non-retail tenants. The Applicant is prepared to provide a formal restriction as a condition of Site Plan approval to such an effect.

As shown on the Floor Plans, rentable space is located only on the first two floors, where approximately 2,800 s.f. is allocated to common and non-leasable space (i.e. lobby, elevator, staircases). Thus, only 5,836 s.f. of leasable space exists within these floors.

As discussed at your March 12th Meeting, to enhance tenant amenities, the Applicant seeks to utilize basement space for features not otherwise feasible within the first two floors. In today’s competitive market, providing a lounge/kitchenette, workout space and storage is critical for attracting and retaining high-quality professional tenants. Given the small building size and office, these amenities would not be incorporated without the basement space.

Since the basement space is solely dedicated to common amenity space for the building's existing tenants, it will not increase occupancy or intensity of use beyond the leasable space on the first two floors.

Basement Layout & Code Compliance

In total, the basement layout will be a Code-compliant space consisting of:

- 634 s.f. kitchenette/seating area
- 355 s.f. of gym space
- 989 s.f. of storage space
- 580 s.f. for MEP (electric & low voltage, IT, sprinkler and water meter)

As shown on the floor plan, pursuant to New York State Building Code requirements, we are providing (2) means of egress via fire-rated stairways for all floors of the building, as well as a dedicated exterior egress stair from the basement to grade level. In addition, the proposed building will be fully sprinklered to ensure compliance with the required Building Code standards.

Parking & Traffic Considerations

The Town Code requires that any basement space be included in the overall parking calculation. Our Traffic and Parking Evaluation Study confirms that a 12,000 s.f. professional building is adequately served by the 48 spaces provided.

- Based on ITE Average Parking Demand for similar professional office uses, 23 spaces would be required and would be satisfied by the 48 spaces provided.
- Based on the ITE 85th Percentile Parking Demand (Design Standard), 36 would be required and would also be satisfied by the 48 spaces provided.

Even when including non-mechanical basement areas (lounge/kitchenette, storage, workout space), the actual leasable space is still only 7,814 square feet for the entire building. Since the total leasable space generating traffic is 7,814 square feet the Parking and Traffic Evaluation Study analysis remains conservative.

Conclusion

In anticipation of the April 9, 2025 Public Hearing, please circulate these materials to Board Members, the Town's Traffic Consultant, Building Inspector, and Town Engineer to assist in our discussion.

As always, please do not hesitate to reach out with any questions.

Respectfully Submitted,

ZARIN & STEINMETZ LLP

By: *Daniel Richmond*

Daniel M. Richmond
Matthew Behrens

Encls.

cc: Ariel Kondov
WeinbergLim
BILD Architecture
Christie Tomm Addona, Esq.
Glenn McCreedy
George Behn

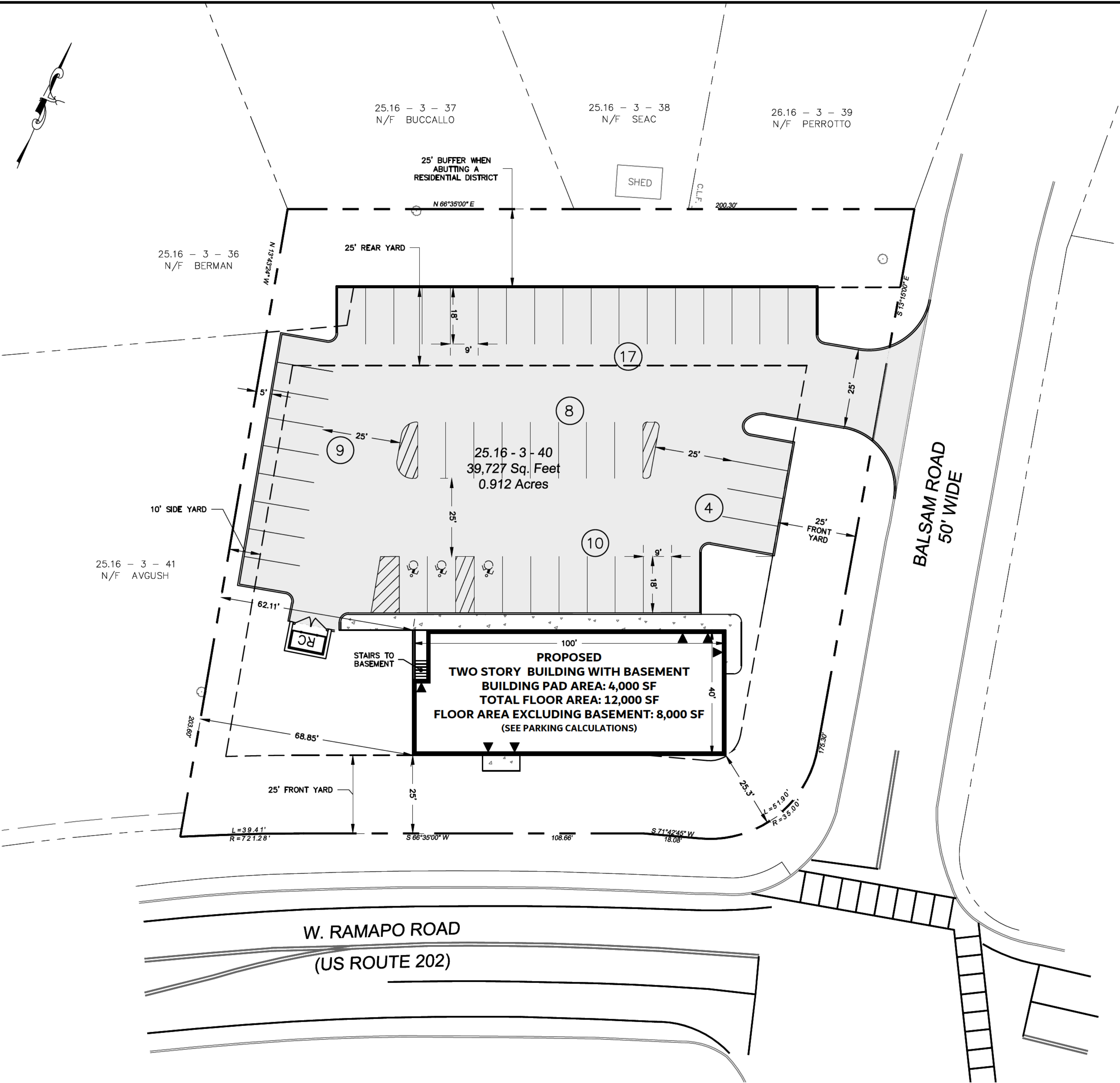


TABLE OF BULK REQUIREMENTS
TOWN OF HAVERSTRAW
USE: OFFICE

	MINIMUM LOT AREA (sq. ft.)	MINIMUM LOT WIDTH (feet)	MINIMUM STREET FRONTAGE (feet)	MINIMUM FRONT YARD (feet)	MINIMUM SIDE YARD** (feet)	MINIMUM TOTAL SIDE YARD (feet)	MINIMUM REAR YARD (feet)	MAXIMUM HEIGHT (feet)	MAXIMUM BLDG COVERAGE (%)	MAXIMUM LOT COVERAGE (%)	MINIMUM LANDSCAPE BUFFER (feet)	PARKING SPACES
REQUIRED C ZONE*	10,000	100	100	25	10	25 TO 35	25	35/ 2.5 STORIES	N/A	N/A	25	80
PROVIDED	39,727	196.0	375.27	25	62.11	N/A	25	28/ 2 STORIES	10	55.5	10	48

*THE PROJECT SITE IS LOCATED IN THE "P0" ZONE AND IS ADJACENT TO THE "C" ZONE. THE BULK TABLE ASSUMES THAT THE ZONING DESIGNATION OF THE SITE TO BE CHANGED TO THE "C" ZONE.

**VARIANCE REQUIRED. PER TOWN CODE § 167-11, COLUMN 9 "ADDITIONAL USE REGULATIONS", #12, SIDE YARD PARKING SETBACK OF 10 FEET IS REQUIRED. A 5' SIDE YARD PARKING SETBACK IS PROPOSED.

GENERAL SITE NOTES

- SECTION 25.16 BLOCK 3 LOT 40.
- EXISTING BACKGROUND INFORMATION TAKEN FROM DRAWING TITLED "SURVEY MAP FOR 130 WEST RAMAPO ROAD" DATED 4/20/23, PREPARED BY CIVIL TEC ENGINEERING & SURVEYING PC.
- BUILDING FOOTPRINT IS BASED ON A PLAN PREPARED BY BILD ARCHITECTURE, DATED 3/19/25.
- AREA OF TRACT: 39,727 SF
- ZONE: PO – PROFESSIONAL OFFICE*
- USE=OFFICE
- RECORD OWNER/APPLICANT:
- FIRE DISTRICT: THIELLS ROSEVILLE
- WATER DISTRICT:
- WATER SUPPLIER: VEOLIA WATER
- SEWER DISTRICT:
- THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE, TO THIS SITE, EXCEPT AS SHOWN ON THIS PLAN, SUBJECT TO THE FINDINGS OF A COMPLETE AND UP TO DATE TITLE SEARCH.
- NO SIGN(S) OTHER THAN THOSE SHOWN ON THESE DRAWINGS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD. TENANTS ARE TO BE ADVISED OF THIS.
- UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL SUCH TIME THE EROSION CONTROL MEASURES REQUIRED AS PART OF THE SITE PLAN APPROVAL ARE INSTALLED TO THE SATISFACTION OF THE BUILDING INSPECTOR AND THE DEPARTMENT OF PUBLIC WORKS.
- BASEMENT TO BE USED ONLY AS ADDITIONAL AMENITY SPACE FOR EXISTING TENANTS, AND SHALL BE NEW YORK STATE BUILDING CODE COMPLIANT.
- NO SPACE IN THE BUILDING SHALL BE USED AS MEDICAL OFFICE, DENTAL OFFICE OR RETAIL SPACE.

*APPLICANT SEEKS ZONE CHANGE FROM PO ZONE TO C ZONE

BUILDING COVERAGE CALCULATION

LOT AREA = 39,727 S.F.
PROPOSED BUILDING PAD AREA = 4,000 S.F.
BUILDING COVERAGE = 4,000 S.F./39,727 S.F. X 100 = 10%

LOT COVERAGE CALCULATION

LOT AREA = 39,727 S.F.
PROPOSED BUILDING PAD AREA = 4,000 S.F.
PROPOSED DRIVEWAY AND PARKING AREA = 18,058 S.F.
LOT COVERAGE = 4,000 S.F. + 18,058 S.F./39,727 S.F. X 100 = 55.5%

FLOOR AREA RATIO (F.A.R.) CALCULATION

LOT AREA = 39,727 S.F.
TOTAL FLOOR AREA OF PROPOSED BUILDING = 12,000 S.F.
FLOOR AREA RATIO (F.A.R.) = 12,000 S.F./39,727 S.F. = 0.30

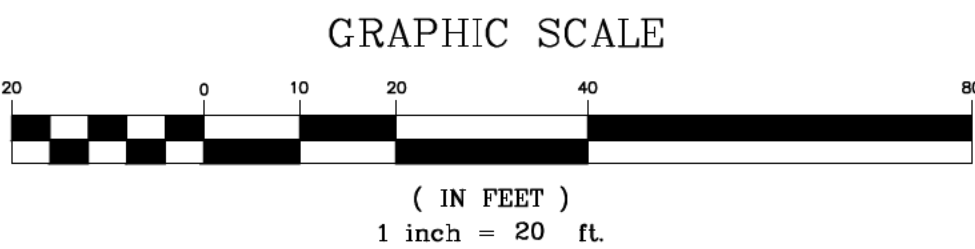
PARKING CALCULATION

OFFICE SPACE: ONE PARKING SPACE REQUIRED FOR EVERY 150 S.F. OF BUILDINGS FLOOR AREA.
TOTAL FLOOR AREA: 12,000 SF
12,000 S.F./150 S.F. = 80 PARKING SPACES

TOTAL FLOOR AREA EXCLUDING BASEMENT: 8,000 SF
TOTAL PARKING REQUIRED EXCLUDING BASEMENT: 8,000/150 = 53 SPACES*

TOTAL PARKING SPACES REQUIRED = 80 PARKING SPACES
TOTAL PARKING SPACES PROVIDED = 48 PARKING SPACES

*BASEMENT IS TO BE USED AS ANCILLARY AMENITY SPACE BY TENANTS ONLY. AS SUCH, NO ADDITIONAL PARKING DEMAND WILL BE GENERATED.



130 WEST RAMAPO ROAD
TOWN OF HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

LAYOUT PLAN

WEINBERGLIM
ENGINEERING

7 PATRICIA LANE, SPRING VALLEY, NEW YORK 10877
(845) 570-0401
or@weinberglim.com

Job number:
24023

Drawn by:
AK

Checked by:
JL

Date:
10/14/24

Scale:
1" = 20'

Drawing Number:
2

ADDED BASEMENT EGRESS AND NOTES
3/19/25

REVISED BUILDING TO 8,000 SF
3/2/25

REVISED BUILDING AND PARKING LAYOUT
1/27/25

DESCRIPTION
REV.



DESIGN



BILD ARCHITECTURE

300 Tice Blvd
Suite #279
Woodcliff Lake, NJ 07677
Tel 212.381.0670
info@bildny.com

CONSULTING ENGINEERS

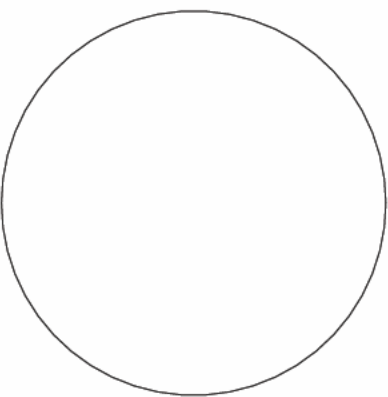
WEINBERGLIM ENGINEERING

845-570-0401

Description	Date

Revisions

Seal & Signature



CLIENT

Ariel Kondov

PROJECT NAME

PROJECT LOCATION

130 WEST RAMAPO RD, GARNERVILLE, NY 10923

PROJECT NUMBER

24041

DRAWN BY

Author

REVIEWED BY

Checker

DATE:

3/19/2025

DRAWING TITLE

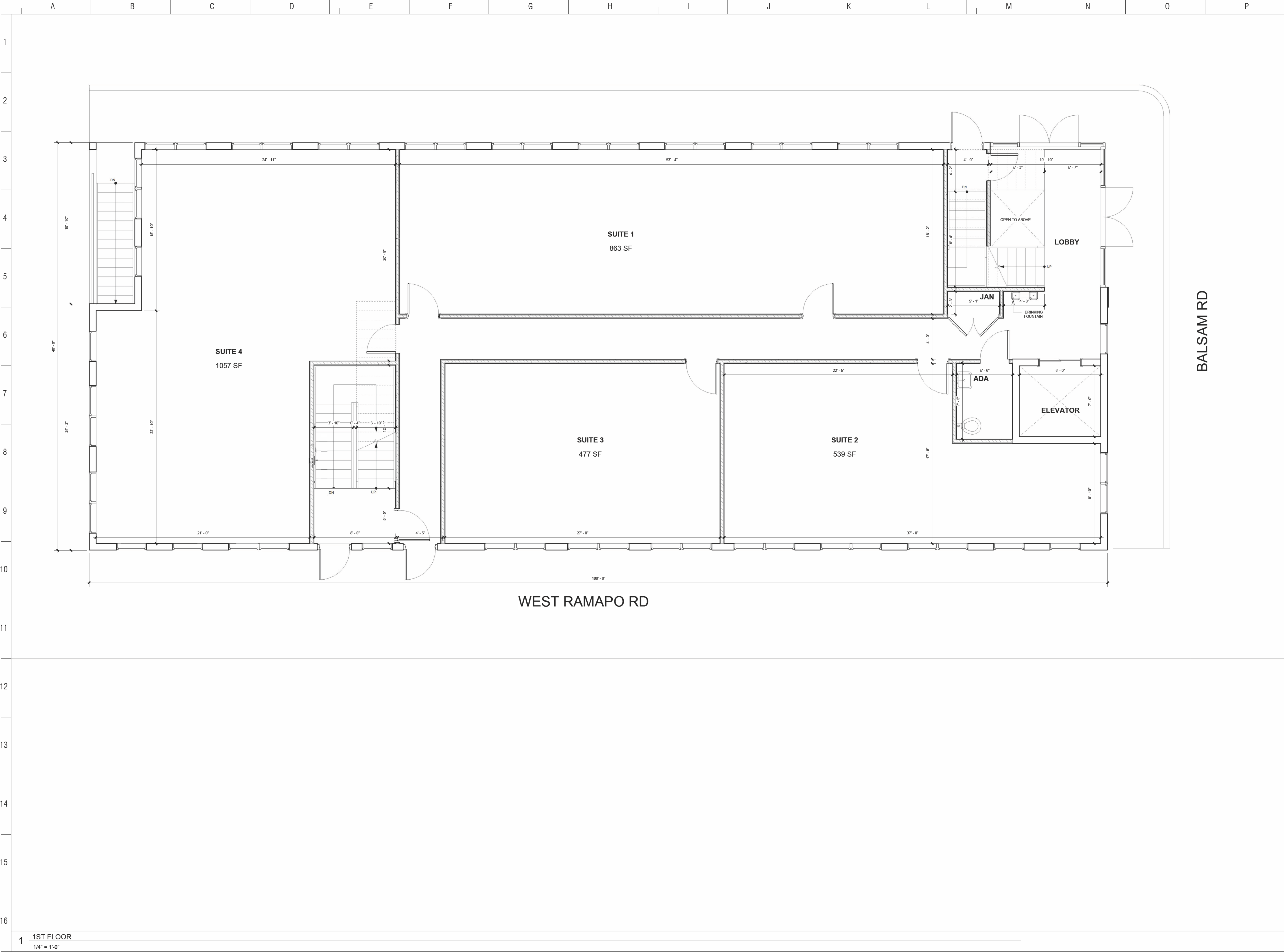
BASEMENT

A100

Scale

As indicated

1 BASEMENT
1/4" = 1'-0"



DESIGN



BILD ARCHITECTURE

300 Tice Blvd
Suite #279
Woodcliff Lake, NJ 07677
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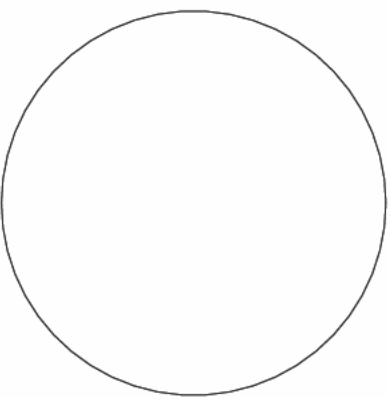
WEINBERGLIM ENGINEERING

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PROJECT NUMBER

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DRAWN BY

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DATE:

3/19/2025

DRAWING TITLE

1ST FLOOR

A101

Scale

As indicated

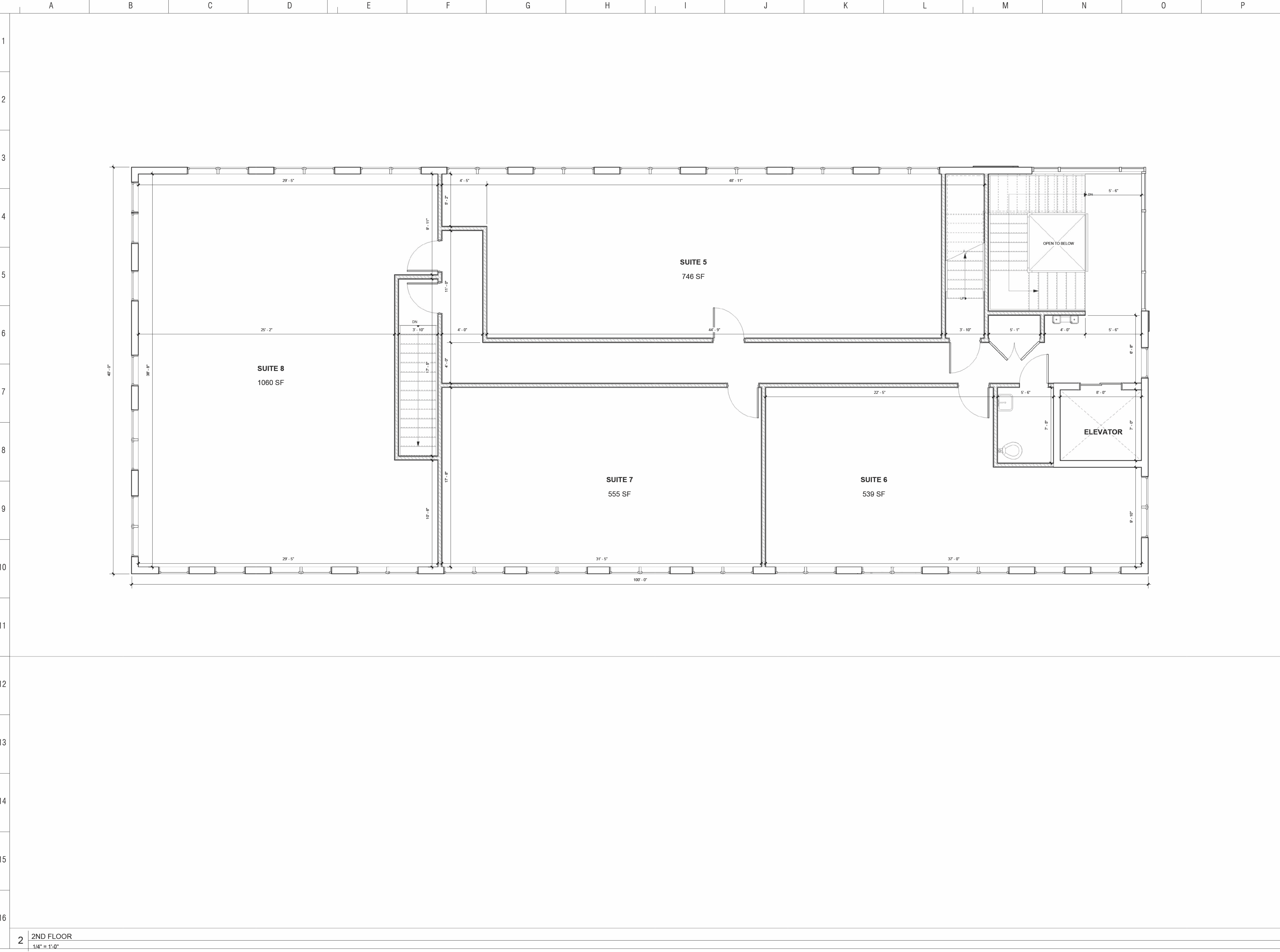


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PROJECT NUMBER

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Author

REVIEWED BY

Checker

DATE:

3/19/2025

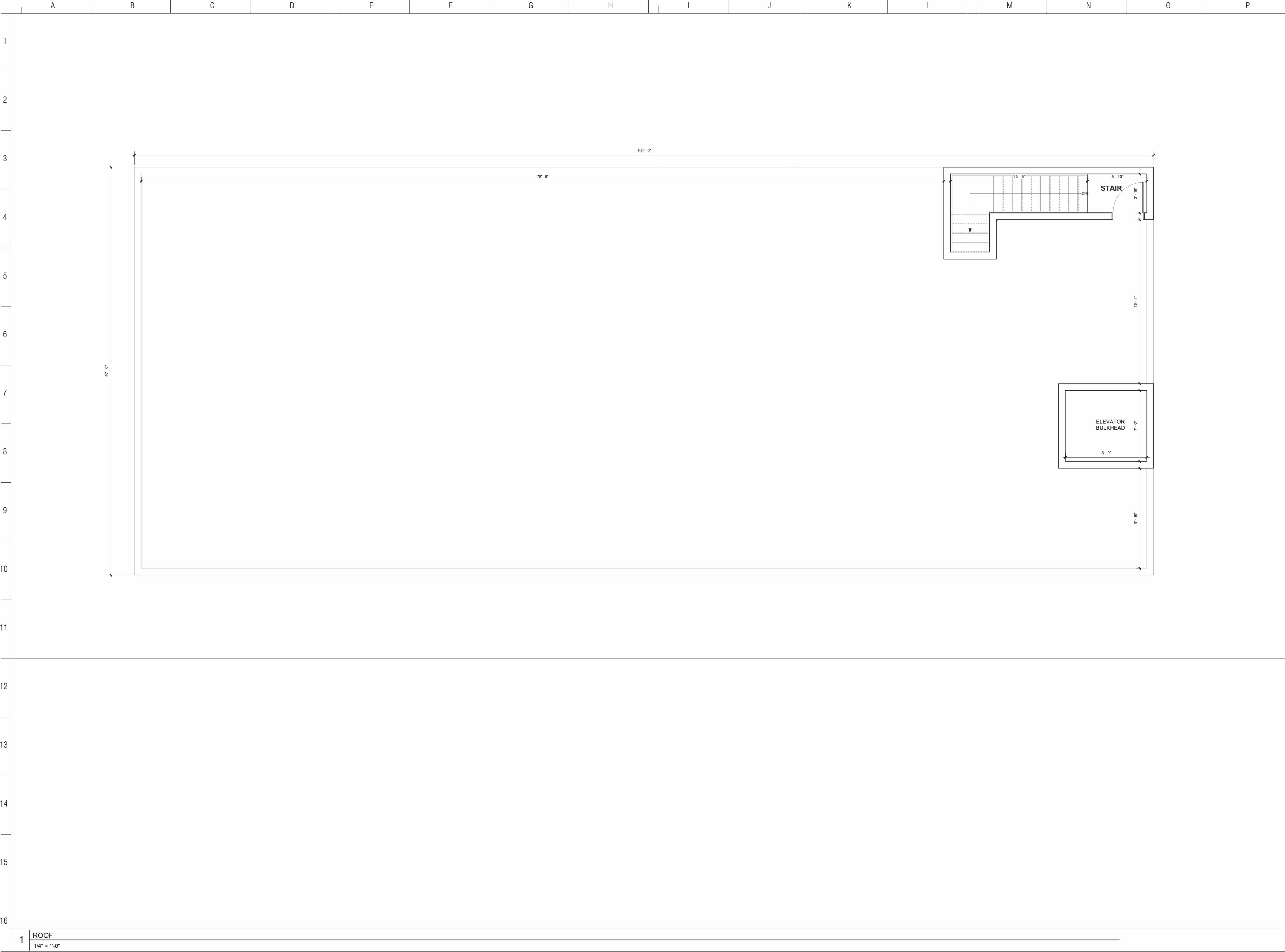
DRAWING TITLE

2ND FLOOR

A102

Scale

As indicated



DESIGN



BILD ARCHITECTURE

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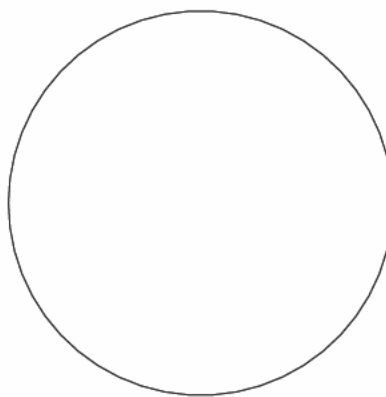
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845-570-0401

Description	Date
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Revisions

Seal & Signature



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24041

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Author

REVIEWED BY

Checker

DATE:

3/19/2025

DRAWING TITLE

ROOF PLAN

A104

Scale
1/4" = 1'-0"



1 NORTH
1/4" = 1'-0"



2 SOUTH
1/4" = 1'-0"

DESIGN



BILD ARCHITECTURE

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CONSULTING ENGINEERS

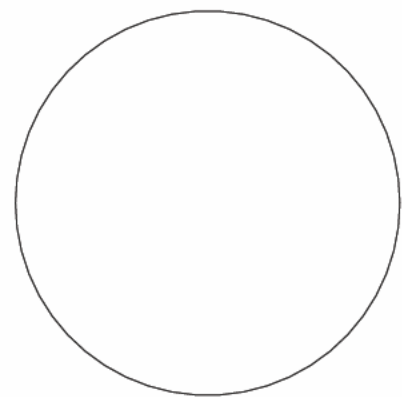
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Description	Date

Revisions

Seal & Signature



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Author

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Checker

DATE:

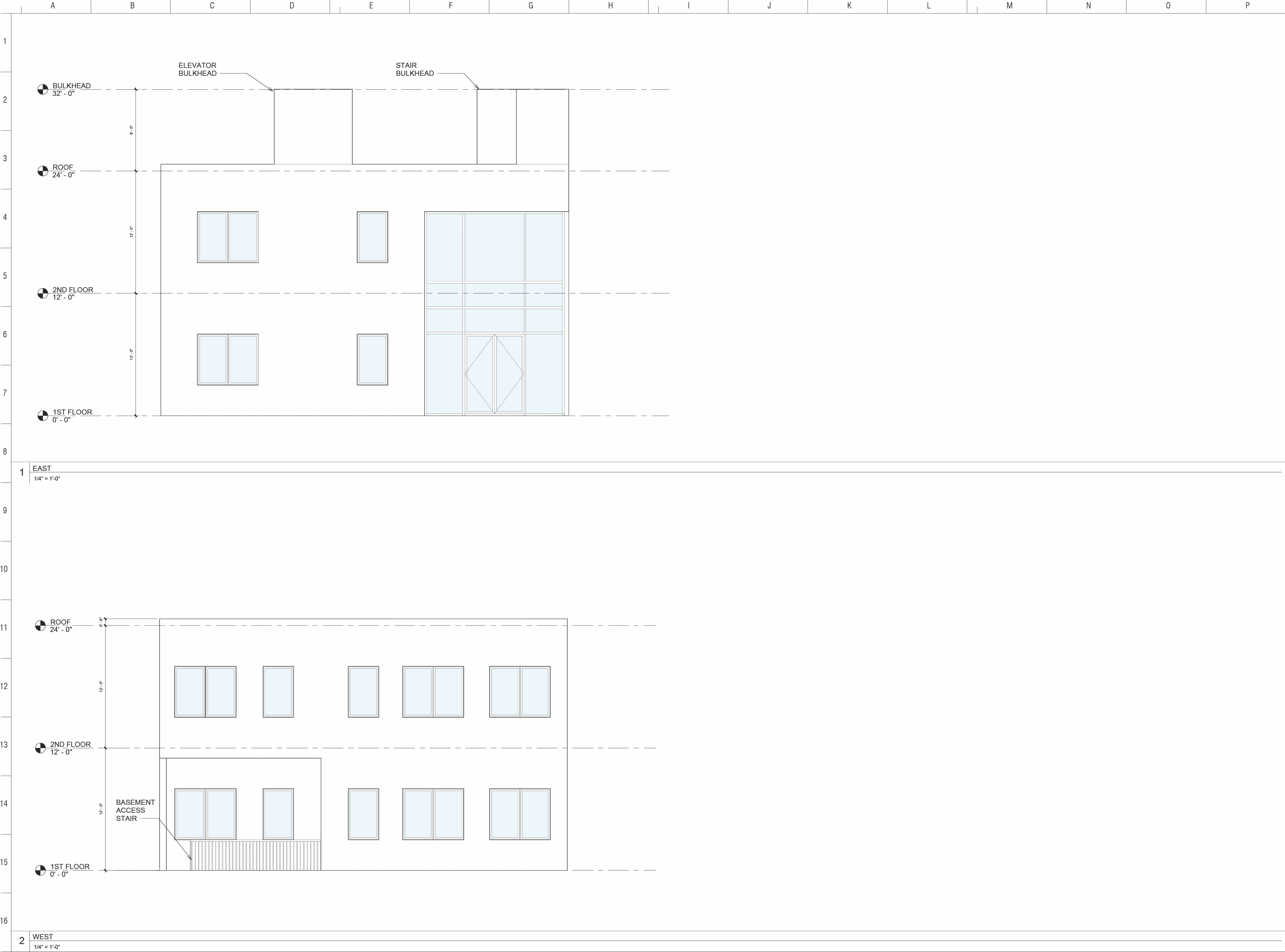
3/19/2025

DRAWING TITLE

ELEVATIONS

A200

Scale
1/4" = 1'-0"



DESIGN



BILD ARCHITECTURE

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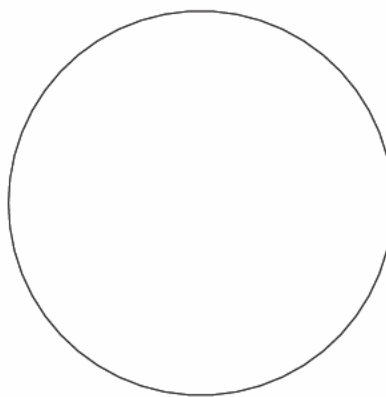
WEINBERGLIM ENGINEERING

845-570-0401

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Seal & Signature



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DRAWN BY

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REVIEWED BY

Checker

DATE:

3/19/2025

DRAWING TITLE

ELEVATIONS

A201

Scale

1/4" = 1'-0"



DESIGN



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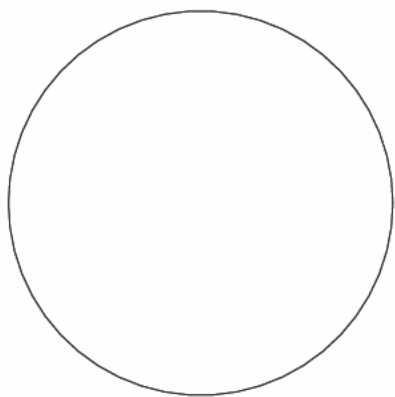
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Author

REVIEWED BY

Checker

DATE:

3/19/2025

DRAWING TITLE

RENDERINGS

R100

Scale

Memorandum

To: Town of Haverstraw Planning Board

From: Ronald P. Rieman, Senior Project Manager

Date: March 19, 2025

Subject: Parking and Trip Evaluation
130 West Ramapo Road, Town of Haverstraw, Rockland County, NY

Project No.: 24013582A

The following information has been provided to identify future parking needs for the proposed redevelopment of the 130 West Ramapo Road property. The following sections provides a description of the proposed Project and tasks undertaken in completing the parking evaluation and includes a comparison of the Town parking rates with current industry standards. In addition, the anticipated trip generation is also provided.

1. Project Description

The property at 130 West Ramapo Road currently consists of an existing building with access to Balsam Road. As shown on the Site Plan, a two-story office building is proposed consisting of a total floor area of 12,000 s.f. (8,000 s.f. of floor area excluding the basement) with 48 parking spaces provided. Access to the site will continue to be provided via Balsam Road.

2. Required Parking based on Town Code (as shown on the Site Plan)

As shown on the Site Plan, based on Town Code the proposed office building (12,000 s.f.) would require 80 parking spaces (1 space per 150 SF for office space which would equate to 6.67 spaces per 1,000 s.f.). This would require a 40% reduction in parking.

As also shown on the Site Plan, the required parking for the proposed office excluding the basement which is to be used as ancillary amenity space by tenants only would be 53 parking spaces and would require a 9.4% reduction in parking,

It should be noted that the Town parking requirements are relatively high when compared to current industry standards. See Section 3, below.

3. Current Industry Standards (ITE Parking Generation)

As noted above, the Town parking requirements are relatively high when compared to industry standards. Based on studies contained in the Institute of Transportation Engineers (ITE) latest Parking Generation Manual, 6th Edition for Land Use 710 - Office, the following parking would be needed.

- Based on the ITE Average Parking Demand for similar uses, conservatively using the total building (12,000 s.f.), 23 parking spaces would be required (at 1.95 spaces per 1,000 s.f.) **and would be satisfied by the 48 spaces provided.**
- Based on the ITE 85th Percentile Parking Demand (Design Standard), 36 spaces would be required (at 2.98 spaces per 1,000 s.f.) **and would also be satisfied by the 48 spaces provided.**

A copy of the ITE Peak Parking Demand is contained is Attachment A.

4. Anticipated Trip Generation (ITE Trip Generation)

Based on information contained in the latest Institute of Transportation Engineers (ITE) "Trip Generation Manual", 11th Edition for ITE Land Use 710 - Office, the proposed office is anticipated to generate a total of 18 to 27 trips during the Weekday Peak AM Hour and a total of 17 to 29 trips during the Weekday Peak PM Hour

It should be noted that the anticipated trip generation, is below the 100 peak hour vehicles trip criteria by the NYSDOT where generally adverse impacts may occur.

A copy of the ITE Trip Generation is contained is Attachment B.

Parking Attachment A

ITE Peak Parking Demand

DATA STATISTICS**Land Use:**General Office Building (710) [Click for Description and Data Plots](#)**Independent Variable:**

1000 Sq. Ft. GFA

Time Period:

Weekday (Monday - Friday)

Setting/Location:

General Urban/Suburban

Number of Studies:

77

Avg. 1000 Sq. Ft. GFA:

131

Average Rate:

1.95

Range of Rates:

0.50 - 3.60

33rd / 85th Percentile:

1.68 / 2.98

95% Confidence Interval:

1.79 - 2.11

Standard Deviation:

0.70

Coefficient of Variation:

36%

Fitted Curve Equation: $\ln(P) = 0.99 \ln(X) + 0.66$ **R²:**

0.83

Calculated Parking Demand:

Weighted Average: 23

Fitted Curve: 23

85th Percentile: 36

Traffic Attachment B

ITE Trip Generation

DATA STATISTICS**Land Use:**

General Office Building (710) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 7 and 9 a.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

221

Avg. 1000 Sq. Ft. GFA:

201

Average Rate:

1.52

Range of Rates:

0.32 - 4.93

Standard Deviation:

0.58

Fitted Curve Equation:

$\ln(T) = 0.86 \ln(X) + 1.16$

R²:

0.78

Directional Distribution:

88% entering, 12% exiting

Calculated Trip Ends:

Average Rate: 18 (Total), 16 (Entry), 2 (Exit)

Fitted Curve: 27 (Total), 24 (Entry), 3 (Exit)

DATA STATISTICS**Land Use:**

General Office Building (710) [Click for Description and Data Plots](#)

Independent Variable:

1000 Sq. Ft. GFA

Time Period:

Weekday

Peak Hour of Adjacent Street Traffic

One Hour Between 4 and 6 p.m.

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

232

Avg. 1000 Sq. Ft. GFA:

199

Average Rate:

1.44

Range of Rates:

0.26 - 6.20

Standard Deviation:

0.60

Fitted Curve Equation:

$\ln(T) = 0.83 \ln(X) + 1.29$

R²:

0.77

Directional Distribution:

17% entering, 83% exiting

Calculated Trip Ends:

Average Rate: 17 (Total), 3 (Entry), 14 (Exit)

Fitted Curve: 29 (Total), 5 (Entry), 24 (Exit)