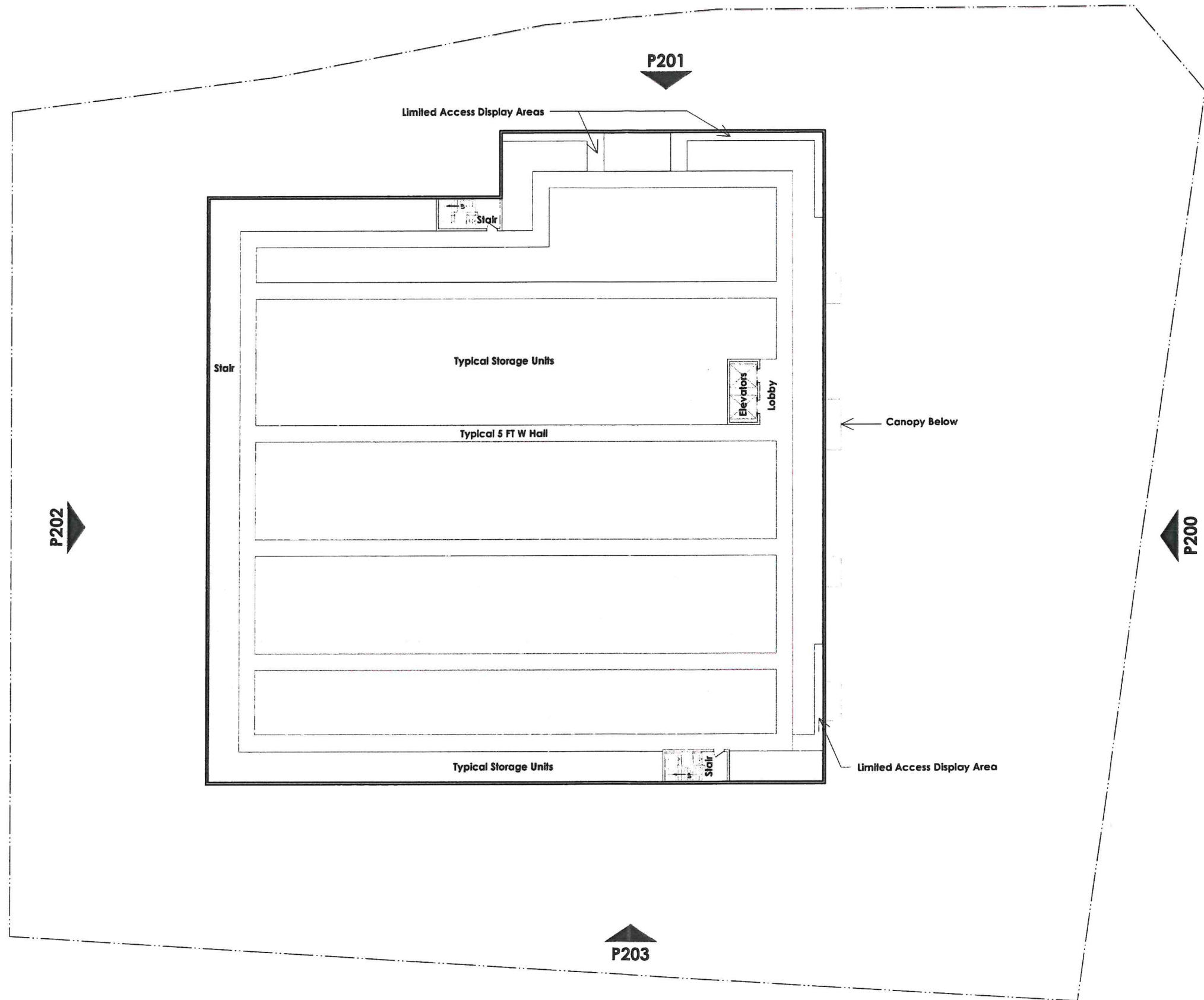


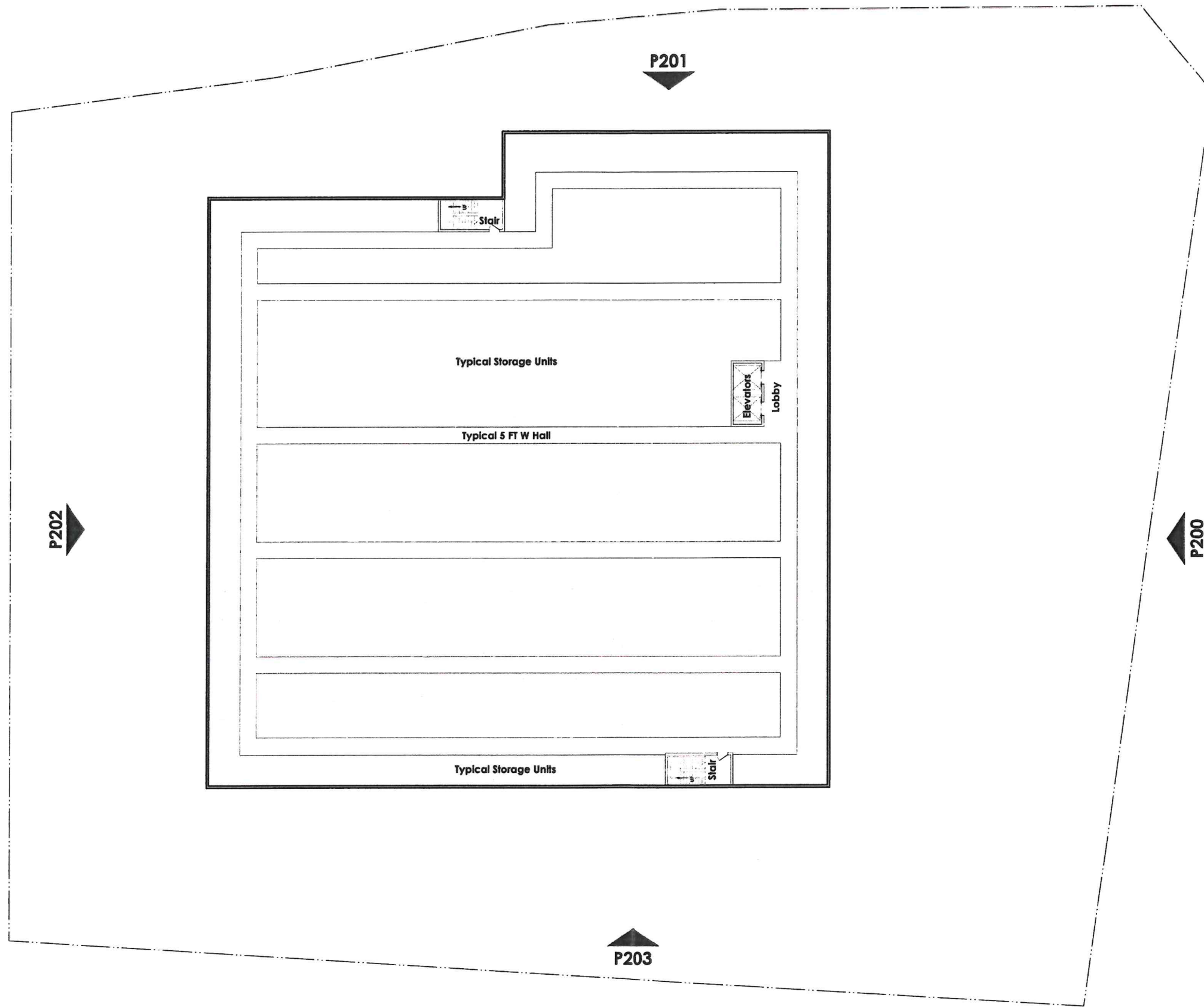
RECEIVED
 AUG 10 2023
 BUILDING DEPARTMENT



Disclaimer : Preliminary Layout Only. All dimensions are subject to verification per computerized survey.



Disclaimer : Preliminary Layout Only. All dimensions are subject to verification per computerized survey.



Disclaimer : Preliminary Layout Only. All dimensions are subject to verification per computerized survey.



EMANUEL LAW P.C.

Ira M. Emanuel, Esq. | Amy Mele, Esq. *Of Counsel*
Counsel to Freeman & Loftus, RLLP

Four Laurel Road
New City, NY 10956

Info@EmanuelLaw.com

www.EmanuelLaw.com

Tel: 845-654-4141



**PLANNING BOARD
TOWN OF HAVERSTRAW**

INFORMAL REVIEW

NARRATIVE SUMMARY

**GARNERVILLE MINI-STORAGE
3 West Ramapo Road, Garnerville
Tax Lot 26.09-4-33**

This application amends and replaces a prior application to develop the site for a retail strip center and day care center. The current proposal is for a mini-storage or self-storage facility.

The site is at 3 West Ramapo Road, Garnerville, located at the southwest corner of U.S. Route 202 (West Ramapo Road) and Central Highway (Rockland County Route 33). The intersection is signalized, with dedicated turn lanes on both roads.

The property has a rectangular shape with an area of 99,403+/- square feet (2.282 acres). The lot was previously occupied by a two-story residential structure and two (2) detached garage/storage structures, all of which have been demolished. There is existing access to Central Highway. Commercial properties exist to the northwest across Ramapo Road and residential areas are immediately to the south, east and west of the property. The property is currently zoned R-15.

The site slopes downward from its westerly lot line toward the northeasterly corner.

The project proposes the development of a three-story mini-storage facility, also known as a self-storage facility. Among the concerns raised with the prior proposal were traffic flow and volume. The proposed facility will produce very little traffic and thus eliminate both concerns.

The proposed facility will have 108,600sf of floor area on a footprint of 36,200sf over three stories. There will be a small office/retail outlet on the lowest

level at which patrons will rent storage space and may purchase storage materials (boxes, tape, etc.). The facility will be climate-controlled but not habitable. Except for common plumbing and electricity, and a rest room in the office for employees, there will be no utilities available to, nor permitted in, individual storage units. The storage area is not considered habitable space.

On-site storm water management facilities will address water quality and quantity issues. These facilities are the subject of a separate submission.

Zoning

The property is located in a R-15 zoning district, but it eligible for inclusion in the Route 202 Floating Overlay Zone District. However, a review of the bulk requirements indicates that the Overlay Zone is not a good fit, due to the type and magnitude of needed area variances. A better fit is the adjacent C (Commercial) District (see Figure 1, below). Attached is a comparison of the bulk requirements of the two districts as applied to the proposal.

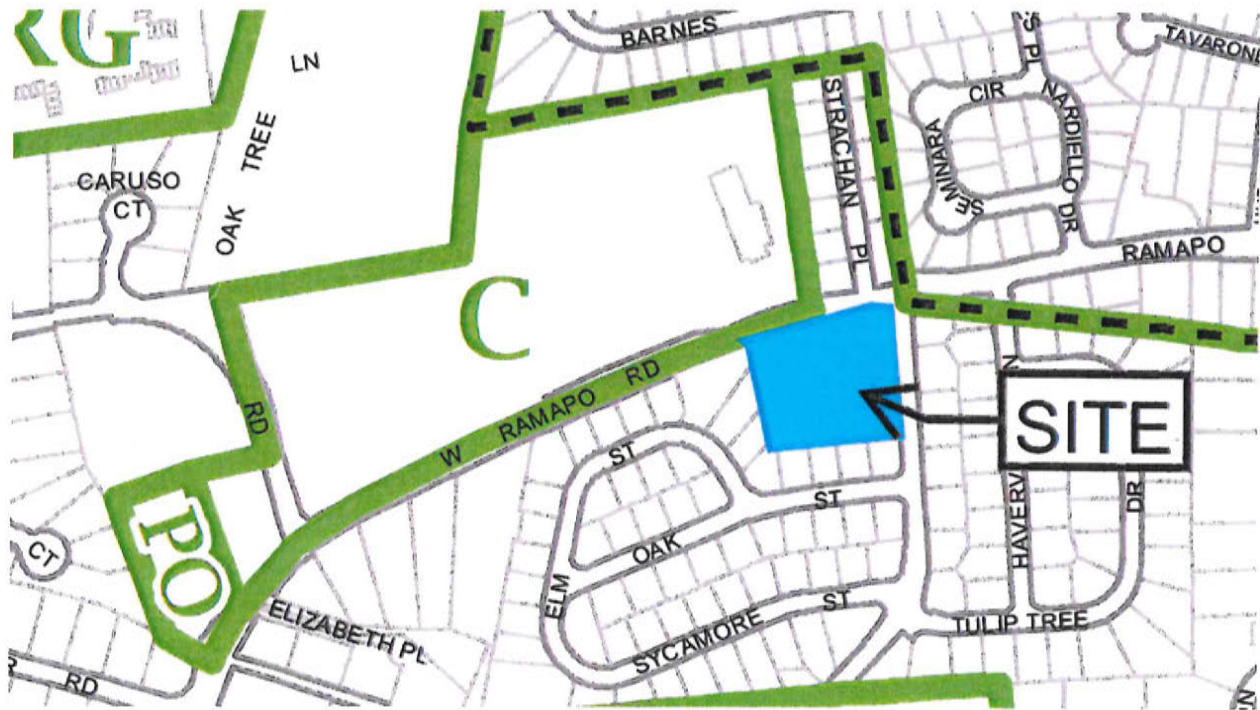


Figure 1

The applicant will therefore petition the Town Board for a change to the C District.

SEQRA and GML Status

The action is Type I Action under SEQRA because the proposed facility will have more than 100,000sf of gross floor area (6 N.Y.C.R.R. § 617.4(b)(6)(v)). The proposed zone change, if it stood alone, would not have been a Type I action in that it affects fewer than 25 acres (6 N.Y.C.R.R. § 617.4(b)(2)).

The project requires referral to the Rockland County Planning Department under General Municipal Law §§ 239-l, -m and -nn, as it is within 500 feet of a State road (U.S. Route 202), a County road (Central Highway, Route 33), and the Village of West Haverstraw.

Dated: August 9, 2023
New City, New York

/s/ Amy Mele

Emanuel Law P.C.
By: Amy Mele, Esq.
Attorneys for Applicant



TOWN OF HAVERSTRAW PLANNING BOARD
ONE ROSMAN ROAD
GARNERVILLE, NY 10923
PHONE (845) 429-2200 FAX (845) 786-7647
SAL CORALLO, CHAIRMAN

ANNETTE HENDRIE, SECRETARY TO THE BOARDS

THIS APPLICATION INCLUDES THE FOLLOWING:

1. A Town of Haverstraw cover sheet.
2. Town of Haverstraw Checklist for Sketch, Preliminary & Final Approval.
Please use separate applications for each checklist and the required fee must be paid with each submission.
3. The NYS Department of Environmental Conservation list of informational and form websites.
4. A Rockland County Dept. of Planning GML application.

PLANNING BOARD APPLICATION FOR THE FOLLOWING:

PROJECT NAME: GARNEVILLE MINI-STORAGE
 APPLICANT: PEINESPACE CAPITAL LLC
 REPRESENTATIVE NAME: ATZLY, HASHEE & ZIGLER

PLEASE CHECK ALL THAT APPLY:

MINOR SUBDIVISION _____ # OF LOTS _____
 MAJOR SUBDIVISION _____ # OF LOTS _____
 SITE PLAN WIRELESS SITE PLAN _____
& ZONE CHANGE

PLEASE BE ADVISED OF THE FOLLOWING:

- The application must include a narrative describing the nature of the project.
- The application will be reviewed by the town's consultants and then placed on the agenda at the recommendation of the consultants.
- All applications must be received 3 weeks before a Planning Board Meeting.

Planning Board meetings are scheduled for the 2nd Wednesday of the month at 7:30PM at Town Hall. These meeting dates may be changed due to a holiday or weather. Please confirm the meeting date with the secretary prior to the meeting date.

**TOWN OF HAVERSTRAW CHECKLIST FOR REQUIRED INFORMATION FOR
SKETCH SITE PLAN APPLICATIONS**

ITEM #	SKETCH PLAN INFORMATION	PROVIDED	NOT PROVIDED	NOT APPLICABLE
(A)	Key Map: A map at a scale of not less than (1) inch equals 600ft. showing the entire development, zone districts & it's relation to all features shown on the Official Map & Master Plan located within ½ mile of the extreme limits of the development.	✓		
(B)	Structures, Wooded Areas & Topography: The location & dimension of existing & proposed buildings and structures including dimensions from all existing & proposed lot lines; wooded areas; all trees more than 6 inches in diameter measured 4ft. above ground & the topography within the portion to be developed & within 100ft. thereof at 2ft. contours.	✓		
(C)	Owners: The name of the owner of the subject property & all owners of property contiguous to & across existing or proposed streets from the subject property as disclosed by the most recent municipal tax records.	✓		
(D)	Identity: The Tax Map sheet, block & lot numbers & zone district.	✓		
(E)	Easements, Watercourses & Rights-Of-Way: The location of existing or proposed streets, roads, easements, public rights-of-way, streams, bridges, culverts, drainage ditches, natural watercourses, flood control	✓		

	basins, floodways & floodplains in & within 200ft. of the development.			
(F)	Public Areas: Any existing or proposed parks, municipal lands, school sites, historic sites or other public areas shown on the duly adopted Master Plan and/or Official Map.	✓		
(G)	Lots: The existing & proposed lot layout, lot dimensions, all required set back lines & lot areas of each lot (in square feet). Lots shall be by consecutive numbers for Minor & Major Subdivisions until given official lot number designations by the town.	✓		
(H)	Date of Original Plan & any revisions, current plan name & old plan name if submitted previously under a different title.	✓		

ROCKLAND COUNTY DEPARTMENT OF PLANNING
REFERRAL FORM FOR GENERAL MUNICIPAL LAW REVIEWS

Municipality TOWN OF HAVERSTRAW Date Sent _____

Board Planning ZBA Town/Village Meeting Date _____

File Name GARHERVILLE MINI STORAGE
Contact Person ANHETTE HENDRIE
Address 1 ROSMART ROAD
GARHERVILLE, NY 10923

Referral Agencies

(Please indicate the agencies that have also received copies of this application)

- RC Highway Department
- RC Division of Environmental Resources
- RC Drainage Agency
- RC Department of Environmental Health (Sewers, Water, Mosquito Code, Underground Tanks)
- RC Sewer District #1
- NYS Department of Environmental Conservation
- NYS Department of Transportation
- NYS Thruway Authority
- NY-NJ Trail Conference (Long Path)
- Palisades Interstate Park Commission
- US Army Corps of Engineers
- Cornell Cooperative Extension of Rockland County
- Adjacent Municipality VILLAGE OF WEST HAVERSTRAW
- Other _____

Pursuant to the General Municipal Law Article 12-B, Section 239 (n) _____ Subdivision

239 (l) & (m): Site Plan Variance Special Permit Zone Change/Amendment
 Other - Please list _____

Location of Parcel(s) 3 WEST RAMAPO ROAD, GARHERVILLE,
TOWN OF HAVERSTRAW Acreage of Parcel (s) 2.28 ACS
Existing Sq. Footage 0 Proposed Sq. Footage 108,600 SQ.FT.

The Property in Question Lies Within 500 Feet of:

- County Road State Road, Thruway, or Parkway
- County Stream State Park
- County Park Village, Town, or County Boundary
- County or State Facility The Long Path

Map 26.09 Block 4 Lot(s) 33 Map Date 2022
Map _____ Block _____ Lot(s) _____ Current Zoning R-15

Brief Project Description CONSTRUCTION OF A 3 STORY, 108,600 SQ.FT.
INDOOR MINI STORAGE FACILITY.

Variations Needed (if applicable)	Required	Provided
<u>PARKING SPACES</u>	<u>724</u>	<u>0</u>
<u>LOADING BERTHS</u>	<u>5</u>	<u>4</u>

APPLICATION REVIEW FORM

PART I

Name of Municipality TOWN OF HAVERSTRAW Date 8-3-2023

Please check all that apply:

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

Project Name: GARNEVILLE MINI-STORAGE

Tax Map Designation:

Section 26.09 Block 4 Lot(s) 33
Section _____ Block _____ Lot(s) _____

Location: On the SOUTH side of WEST RAMAPO RD (RTE 202) AT ITS INTERSECTION WITH WEST SIDE of CENTRAL HIGHWAY in the town/village of HAVERSTRAW

Street Address: 3 WEST RAMAPO RD, GARNEVILLE

Acreage of Parcel 2.28 ACS. Zoning District R-15, RECP. "C"

School District NORTH ROCKLAND Postal District GARNEVILLE

Fire District THIELLS/ROSEVILLE Ambulance District HAVERSTRAW

Water District VEDLIA-HAVERSTRAW Sewer District JRSB No.1

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

PLEASE SEE PROJECT NARRATIVE

APPLICATION REVIEW FORM

If subdivision:

N/A

- 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) Existing square footage 0
- 2) Total square footage 108,600 SQ.FT.
- 3) Number of dwelling units _____

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

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area. NONE

Are there streams on the site? If yes, please provide the names. NONE

Are there wetlands on the site? If yes, please provide the names and type. NONE

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(s) you appeared before, and the status of any previous approvals.

PRELIM APPLICATION FOR RETAIL & CHILD CARE CENTER-NO APPROVALS GRANTED.

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

NONE

APPLICATION REVIEW FORM

Contact Information: ISRAEL FRIEDMAN

Applicant: PRIMESPACE CAPITAL Phone # 917-831-9836

Address 139 FULTON ST, STE 139, NEW YORK, NY 10038
Street Name & Number (Post Office) State Zip code

Property Owner: 31 COLLINS LLC Phone # _____

Address 20 RONALD DRIVE, MONSEY, NY 10952
Street Name & Number (Post Office) State Zip code

Engineer/Architect/Surveyor: ATZL, NASHEE & ZIGLER Phone # 845-634-4694

Address 234 N. MAIN STREET, NEW CITY, NY 10950
Street Name & Number (Post Office) State Zip code

Attorney: IRA EMANUEL, ESQ, AMY MELE, ESQ. Phone # 845-634-4141

Address FOUR LAUREL ROAD, NEW CITY, NY 10950
Street Name & Number (Post Office) State Zip code

Contact Person: JOHN ATZL, NASHEE & ZIGLER Phone # 845-634-4694

Address 234 N. MAIN STREET, NEW CITY, NY 10950
Street Name & Number (Post Office) State Zip code

General Municipal Law Review:

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 L, M, N, AND NN.

- | | |
|--|---|
| <input checked="" type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input checked="" type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input checked="" type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above. ROUTE 202,
CENTRAL HIGHWAY & VILLAGE OF WEST HAVERSTRAW

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input checked="" type="checkbox"/> RC Dept. of Health |
| <input checked="" type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Palisades Interstate Park Comm. |
| <input type="checkbox"/> Adjacent Municipality _____ | |
| <input type="checkbox"/> Other _____ | |

**All applicants must send copies of their applications and plans to:
 Orange and Rockland, Regional manager, 75 West Route 59, Spring Valley, NY 10997.

APPLICATION REVIEW FORM

Applicant's Combined Affidavit and Certification

State of New York)
County of Rockland) ss.:
Town/Village of HAVEESTRAW)

ISRAEL FRIEDMAN, being duly sworn, deposes and says:
Applicant's Name

I am the applicant in this matter. I make these statements to induce the Town/Village of HAVEESTRAW, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Town/Village will rely upon the statements made herein.

1. Verification of Facts. All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.

2. Consent to Enter. I 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.

3. Affidavit Pursuant to General Municipal Law Section 809. All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.

A. I certify that I am the owner, officer, member or agent of owner, 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:

B. 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.

APPLICATION REVIEW FORM

C. 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 Haverstraw 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 NONE
- 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 or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest, 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 Haverstraw.

D. I 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.

4. Reimbursement for Professional Consulting Services. I understand that the Town/Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, 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 and each such consultant for the cost of such consultant services upon receipt of the bill.

APPLICATION REVIEW FORM

5. Application Fee(s)

I, ISRAEL FRIEDMAN, have paid to the Town/Village Clerk and/or Treasurer, the required fee for this application. (The fee is subject to the Schedule of Fees of the municipality). I shall review a copy of the zoning Local Law and Land Development Regulations, and be ready and prepared to review this application when scheduled. The Municipal Board, Planning Board, or Zoning Board of Appeals in the review of any application described above, may refer the subject application to an engineering, planning, environmental, or other technical consultant as such Board shall deem reasonably necessary to enable it to review the application as required by law.

***The following paragraph is optional to add if your municipality establishes escrow accounts:*

(I agree to establish an escrow account with the Town/Village of HAVERSTRAW from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Town/Village. Any additional sums needed to pay the Town's/Village's consultants shall be paid prior to final action on the application. The Town/Village may suspend processing of the application if there is a deficiency in the escrow account. Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Town/Village.)

Applicant's Signature

[Handwritten Signature]

Print Applicant's Name

ISRAEL FRIEDMAN

SWORN to before me this 7th day of August, 2025

[Handwritten Signature]

Notary Public



I have received from _____ the sum of _____ on this date

Reviewed by the _____ on _____ Municipal Clerk/Treasurer

Action Taken: _____

Affidavit of Ownership/Owner's Consent

State of New York
County of Rockland, SS
Town/Village of HAVESSTRAUL

ESEB BOTT being duly sworn, hereby
depose and say that I reside at: 20 RONALD DEWE
MONSEY

in the county of ROCKLAND in the state of NEW YORK

I am the (* _____) owner in fee simple of premises located at:

described in a certain deed of said premises recorded in the Rockland County Clerk's
Office in Liber _____ of conveyances, page _____ or as Instrument ID # 2022-14531

Said premises have been in my/its possession since 2022. Said premises are also
known and designated on the Town of HAVESSTRAUL Tax Map as:
section 26.08 block 4 lot(s) 35

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
Mailing Address:

[Signature]
20 RONALD DEWE
MONSEY, NY 10950

SWORN to before this 8 day of July August, 2023

Notary Public

ABYOMIN F. MERMELSTEIN
Notary Public, State of New York
01ME6292465
Qualified in Rockland County
Commission Expires December 13, 2026

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