



April 15, 2019

Village of Woodbury
Planning Board
P.O. Box 1004
Highland Mills, NY 10930

Re: Tax Lots 225-1-17 & 225-1-18

Subject: Narrative

The property in question is in the same strip of land that contains the New York State Trooper Barracks. It is bordered on the south by Routes 6 & 17 a.k.a. "The Quickway" which is future Route I-86. On the north lies Nininger Road, an extremely busy road that runs parallel with "The Quickway". The property is presently zoned for residential use, in Zone R2A. West of this property is the municipal boundary of the Town of Monroe where it is zoned GB. South of Route 17 the area is zoned for commercial uses. East of the property is Route 32 which hosts Woodbury Commons and other commercial uses.

There are currently two lots which are proposed to be combined. Two schools of religious instruction are proposed, which is a permitted use by Special Permit. Each school will have a house of worship included within the building. Approximately 126 parking spaces are proposed. Each school will have one entrance and one exit to allow school buses to enter, drop off students, and exit the property directly. The schools are separated since one school will be for boys and one for girls. Keeping the schools and driveways separate helps also keep the students separate, which is important for the community.

Based on the irregular shape of the lot, the applicant will be seeking variances for the front yard, rear yard and maximum coverage. The front and rear yards are both 100 feet for a school or 50 feet for a house of worship. Those setbacks would leave an unbuildable building envelope. The development coverage for a school is only 20%, which is quite low for the use. A development coverage of 30% is currently being requested.

At this time, the applicant would like to come before the board to introduce the project and start to get feedback. Based on that feedback, we will work to develop a full site plan set with utilities, grading, erosion control, etc.

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