

**VILLAGE OF SPRING VALLEY
ZONING BOARD OF APPEALS
DECEMBER 8, 2010**

A Regular Meeting of Spring Valley Zoning Board of Appeals was held in the Board room of the Village Offices on Wednesday, December 8, 2010.

PRESENT: Pat Caldwell, Chairperson presiding

Members: Eli Solomon
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 7:16 p.m.

MINUTES 11/10/2010

On a motion by Mr. Hopstein and seconded by Ms. Patrick, the Board voted unanimously to approve the minutes of November 10, 2010.

PUBLIC HEARING - 23 PAIKEN DR. / GOLDSTEIN

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 reconfigure an existing one family home, into a two family residence. No exterior changes will be made. The variances that are required are total width 100' required, 70' provided; side setback 30' required, 24.9' provided; total side setback 15' required, 11.8' provided.

Mr. Mayer Jacobowitz, expediter, appeared for the applicant. No member of the public appeared to oppose the application.

On motion by Mr. Hopstein, seconded by Mr. Solomon, the Board voted to close the public hearing.

On motion by Mr. Hopstein, seconded by Mr. Solomon, the Board voted 4 Ayes : 1 Nay to approve the variances.

Mr. Hopstein	Yes, to approve variances, it will improve the area.
Mr. Sicard	No, to approve variances, lack of information.
Mr. Solomon	Yes, to approve variances
Ms. Patrick	Yes, to approve variances, by the reason stated by my colleague.
Chairwoman Caldwell	Yes, to approve variances, by the reason stated by my colleague.

VILLAGE OF SPRING VALLEY
ZONING BOARD OF APPEALS
DECEMBER 8, 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.

Upon request of the applicant's attorney, the application of The Commons was adjourned due to Chanukah Celebration and the Board scheduled this matter for January 12, 2011.

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 7:45 p.m.

Respectfully submitted,
Toshia Lewis