

**VILLAGE OF SPRING VALLEY
ZONING BOARD OF APPEALS
APRIL 14, 2010**

A Regular Meeting of Spring Valley Zoning Board of Appeals was held in the Board Room of the Village Offices on Wednesday, April 14, 2010.

PRESENT: Patricia Caldwell, Chairwoman presiding

Members: Martha Patrick
Gerard Sicard
Eli Solomon
Moshe Hopstein

Absent:

Asst. Village Attorney: Ed Katz
Toshia Lewis
Deputy Building Inspector: Walter Booker

Chairwoman Patricia Caldwell called the meeting to order at 7:10 p.m.

MINUTES
March 10, 2010

Motion was made to approve the March 10, 2010 minutes: motion made by Martha A. Patrick seconded by Eli Solomon voted on and approved.

PUBLIC HEARING
BAUM & STEIN PROPERTIES, INC.

The Public Hearing was opened at 7:15 p.m. The Public Notice was read by the Deputy Building Inspector.

Have all requirements of mailing, posting and publishing have been adhered to.

Miss Lewis responded yes.

Mr. James Licata of 222 Route 59, Suite 111, Suffern, New York stated Mr. Baum owned the property for over twenty-four years knowledge of it being a clean environment also stated then spoke in regards to variances as well as requirements etc. Noticed that on the application stated the requirement was 12 ft. and that the sign was within 20 ft. will be adding two and a half (2 ½) feet on the top.

Roll call was made for boards vote:

Motion made by Eli Solomon seconded by Martha A. Patrick

Ms. Caldwell asked Mr. Booker to speak on the next item Mr. Booker read on Baum & Stein Properties, Inc. approximately 0 feet from the intersection with Maple Avenue and Union Road in the Town of Ramapo.

Location: In a GB zone on the west side of Union Road approximately 0 feet from the intersection with Maple Avenue and Union Road in the Town of Ramapo.

Purpose: To add a LED sign to an existing freestanding pole sign.

Variances: The variances required are: area- 40 SF required, 176 SF requested; size height- 12' required, 22.5' requested.

Rockland County Planning Board Notified: Yes_____ No_____

Mr. Booker read the location, purpose, and variances, then asked were all the mailings completed for Baum & Stein Properties, Inc.

Miss Lewis responded yes.

PUBLIC HEARING
23 PAIKEN DRIVE

Ms. Caldwell posed the question was the applicant present for 23 Paiken Drive.

Mr. Nachman Baumgarten of 19 Vincent Road, Spring Valley, NY 10977 took the podium to speak on behalf of the applicant.

Chairwoman Caldwell asked him was he the owner

Mr. Baumgarten stated no it was Mr. Tovia Goldstein who was in fact the owner, he was just a spokesperson on the applicants behalf.

Chairwoman Caldwell asked how many rooms will be provided.

Mr. Booker stated for clarification the property records are not up to date at this time so it was requested in order to process the deed that was recorded on January 2010 and transferred to Mr. Goldstein.

Mr. Booker provided the Zoning Board of Appeal members with architectural materials to review.

Ms. Caldwell asked was there some reason Mr. Goldstein was not present.

Mr. Baumgarten responded he's an expediter who does the paper work.

Ms. Caldwell asked were there any questions or concerns.

Roll call was made for boards vote:

Motion made by Eli Solomon seconded by Martha A. Patrick

OLD BUSINESS

Ms. Caldwell stated that she received a letter from the planning board in regards to lead agency for the Walgreen Spring Valley store, requires a signature from her to afford them the opportunity to act as lead agency, wanted to bring it before the Board, does anyone oppose it?.

The board members stated no objections

Motion was made to close the meeting by Eli Solomon then seconded by Moshe Hopstein.