

**VILLAGE OF SPRING VALLEY
ZONING BOARD OF APPEALS
APRIL 13, 2011**

A Regular Meeting of Spring Valley Zoning Board of Appeals was held in the Board Room of the Village Offices on Wednesday, April 13, 2011.

PRESENT: Pat Caldwell, Chairwoman presiding

Members: Eli Solomon
Martha Patrick
George Sicard
Moeshe Hopstien
Asher Grossman

Chairwoman Pat Caldwell called the meeting to order at 7:12 p.m.

MINUTES MARCH 9, 2011

Minutes waived for approval until the May meeting.

PUBLIC HEARING

8 BLUEBERRY HILL ROAD/ /MR. DEUTSCHER

The Public Hearing was read by the Building Inspector.

The application of 8 Blueberry Hill Road, Spring Valley, New York which seeks a variance to convert an apartment closing off garage to construct more living space. The variances required are: parking within front yard setback 0 required and 4 is requested due to the construction and living space of the garage. The premise is located on the North Side of Blueberry Hill Road at its intersection with Fox Lane.

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

Mr. Katz stated (inaudible).

Mr. Klein Eagle at 17 Charles Lane, Spring Valley, New York is an agent on behalf of Mr. Deutsher. Mr. Eagle stated Mr. Deutsher is fixing his house to make it livable for his children. Since they have a large family, they needed to fix the grout to add a living space such as a laundry room, bedroom and closet, etc.

Since the code in Spring Valley is you're not allowed front parking, the plan was to make parking on the side of the house. When we started planning we saw the need to cut down all of the bushes on the right side of the driveway. It ruined the greenery of the side of the house.

He wants to seek for a variance. The side of the house will only be a playing area for the children. His decision was based upon a letter received from the neighbor at 6 Blueberry Hill Road. They

pleaded with him not to do the side parking because it will ruin the privacy between the two lots. Mr. and Mrs. Philips wrote a letter to the Board (Mr. Katz read the letter is being read; dated March 3, 2011).

Chairwoman Caldwell asked Building Inspector if there will be ample space on the side of the house for parking.

Mr. Booker stated there will be enough space but it would not be conducive because it slopes.

Mr. Hopstein Yes to approve

Ms. Patrick Yes to approve

Mr. Grossman Yes to approve

Mr. Sicard Yes to approve

Ms. Caldwell Yes to approve

Mr. Solomon arrived late at 7:23 p.m.

FOR DECISION

THE COMMONS C/O ALEX GOLDBERGER

On motion by Mr. Hopstein and second by Mr. Sicard, the board voted 4-1 to approve the variances.

Mr. Sicard Yes to approve

Mr. Hopstein Yes to approve

Mrs. Patrick Yes to approve

Mr. Solomon Yes to approve

Chairwoman Caldwell No to approve, based on not enough information provided

The motion carries.

CONTINUATION OF PUBLIC HEARING

CONGREGATION THE BELZER SHTIEBEL OF SPRING VALLEY/ 30 MORRIS ROAD

On motion by Mr. Solomon and second by Mr. Grossman, the board voted 4-1 to close public hearing.

The application of Congregation The Belzer Shtiebel of Spring Valley location on the East side of Morris Road, approximately 300' north of its intersection with Francis Place which the purpose to demolish an existing one family home and to construct a place of worship. The variance required are: Lot area- 25, 000sq. ft required, 10,132sq. ft provided; Side yard- 20' required, 15' provided;; Total side yard- 40' required, 30' provided, rear yard- 40' required, 30' provided; floor area ratio-0.3 allowed, 0.65 provided.

Mr. Hopstein excused himself from this application due to conflict of interest.

Chairwoman Caldwell let Mr. Grossman sit on the Board for this application.

Chairwoman Caldwell stated that this is a continuation of a public hearing on an application seeking both use and area variances. Last month, the Board requested the applicant to provide additional information about the number of seating. There is one (1) space for every There is one (1) space for every four seats and fourteen (14) parking spaces are required and ten (10) are provided. Village Board will request that there will be no parking on your side of your street. If your recommend to the Village Board for no parking on the street for the following:

- A. Restrict parking on your side of the street
- B. The Planning Board grants 25% of the parking

Part of the variance would be tied to the Village granting no parking on your side of the street only if the Village Board permits the parking.

On a motion to approve variances by Mr. Solomon and second by Mr. Grossman, the board voted unanimously to approve as follows:

Mr. Grossman	Yes to approve
Mrs. Patrick	Yes to approve
Mr. Solomon	Yes to approve
Mr. Sicard	Yes to approve
Mrs. Caldwell	Yes to approve

On a motion to close the public hearing by Mr. Solomon and second by Mr. Grossman, motion carries the public hearing is closed.

CONTINUATION OF PUBLIC HEARING

15 EAST CASTLE AVENUE

The application of 15 East Castle Avenue, Spring Valley, New York, located at the Northside of East Castle Avenue approximately 20' West of Jay Street which purpose is to establish an existing

second unit as a legal dwelling; a second principal building on a lot. It requires new variances from a 2 family to a 3 family.

There is an existing 2 family home on the lot. The Building Department in the 1980's approved for a 2 family on the lot. As a condition for his approval, he should bring the second building on the lot to current code.

Meeting adjourned to May meeting due to applicant not showing up.