

**VILLAGE OF SPRING VALLEY
ZONING BOARD OF APPEALS
JANUARY 11, 2012**

A Regular Meeting of Spring Valley Zoning Board of Appeals was held in the Board Room of the Village Offices on Wednesday, January 11, 2012.

PRESENT: Pat Caldwell, Chairwoman presiding

Members: Eli Solomon - Absent
Martha Patrick
Moshe Hopstein
Jean Dormelas - Absent
Asher Grossman (Alternate) - Present

Asst. Village Attorney: Ed Katz
Office Services Aide: Reine Lamarre
Building Inspector: Walter Booker - Absent

Chairwoman Caldwell called the meeting to order at 7:11 PM.

MINUTES OF DECEMBER 14, 2011

On a motion by Ms. Patrick and seconded by Mr. Hopstein, the Board voted unanimously to approve the minutes of December 14, 2011.

PUBLIC HEARING

CONTINUATION OF PUBLIC HEARING: Ten Centre Street, LLC

Chairwoman Caldwell approved the applicant's request for an adjournment to the February meeting.

PUBLIC HEARING: Congregation Vayoa Moshe

Mr. Katz read the Particulars. This is the initial public hearing for Congregation Vayoa Moshe. The location is in the R-1A zone on the west side of Dr. Frank Road, at its intersection with Yale Drive. The applicant seeks variances to construct an addition onto an existing local house of worship. The variances required are: Lot Area: 25,000 square feet required, 9,470 square feet provided (existing); Lot Width: 125 feet required, 89 feet provided (existing); Front Yard: 35 feet required, 15.9 feet provided (new); Side Yard: 20 feet required, 43.1 feet provided (existing); Rear Yard: 40 feet required, 9.5 feet provided (existing); Floor Area Ratio: 0.3 permitted, 0.42 requested (new), and parking. Chairwoman Caldwell asked for the parking amount but that information was unclear. Mr. Katz will defer to the Building Inspector about parking upon his return. Mr. Katz referenced a letter from the Town of Ramapo Building- Planning-Zoning stating that

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there are no comments or objections after reviewing the application. Margit Haugereid of 3 Dr. Frank Road submitted a letter explaining her reasons for opposing the application. Chairwoman Caldwell stated that if Ms. Haugereid were not present at the next meeting, then the letter would be read into the record. Mr. Karben, the applicant's attorney, informed Mr. Katz of his inability to be present at the meeting and arranged for a representative to appear in his place. However, there was no one present for the application. Chairwoman Caldwell left the hearing open and continued it for next month.

On a motion by Mr. Hopstein and seconded by Ms. Patrick, the public meeting was adjourned at 7:15 pm.