

**Asher & Raizel Grossman  
6 Trumper Road  
Spring Valley, NY 10977**

**Narrative in Support of Area Variance Request**

**Applicant:** Asher Grossman

**Property Address:** 6 Trumper Road, Spring Valley, NY 10977

**Zoning District:** R-1A

Dear Members of the Zoning Board of Appeals,

I respectfully submit this request for area variances in connection with the construction and installation of a **16' x 37' in-ground swimming pool** as an **accessory use** to the existing two-family dwelling, located at **6 Trumper Road, Spring Valley, NY**.

**Overview of the Request**

The property is located in an **R-1A zoning district**, where swimming pools are **permitted as an accessory use**. The proposed pool will be situated in the **backyard** and has been designed to comply with most zoning requirements. However, due to site constraints, I am requesting the following **two area variances**:

1. **Side Yard Setback:** A **0' lot line variance** is requested, as the pool will be placed along the side yard. However, this will have **no negative impact** on adjacent properties since **there are no neighboring properties on that side—only a road borders the property**.
2. **Distance from Principal Building:** A **-2' variance** is requested from the required setback between the pool and the principal structure.

**Justification for Variances**

Granting these variances is justified for the following reasons:

- **Minimal Impact on Surrounding Properties:** The requested variances will not negatively impact any neighboring properties. As noted, the **side yard borders a road, not another residence**, ensuring that there will be no disturbance to any neighbors.
- **No Detriment to the Neighborhood:** The proposed pool will **not diminish the character or value of nearby properties**. In fact, it may **enhance** property values and contribute positively to the neighborhood.
- **Compliance with Safety Standards:** The pool will be constructed **in full compliance** with all applicable **safety and building codes**, ensuring it is safe for use.
- **No Need for Additional Public Services:** The pool will **not require any additional public utilities** or services. All existing infrastructure, including **sewer, water, and gas**, **will be utilized**, and no additional strain will be placed on municipal resources.
- **Practical Difficulties:** The property's layout and existing conditions create a **practical difficulty** in meeting all setback requirements without a variance. The variances requested are the **minimum necessary** to allow for reasonable use of the property while still maintaining zoning intent.



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6 Trumper Road  
Spring Valley, NY 10977**

### **Conclusion**

The requested variances are **reasonable and justified**, as they will allow for the installation of a pool **without negatively impacting** the surrounding properties or community. Given the practical difficulties posed by the property layout, I respectfully request that the **Zoning Board approve these area variances** to allow for the construction of the proposed swimming pool.

I appreciate your time and consideration and look forward to the opportunity to discuss this request further at the hearing.

**Sincerely,**  
Asher and Raizel Grossman



# VILLAGE OF SPRING VALLEY

www.villagespringvalley.org

200 North Main Street  
Spring Valley, New York 10977  
Tel. (845) 352-1100 • Fax (845) 352-1164

Joseph Gross  
Deputy Mayor  
Yisroel Eisenbach  
Trustee  
Shmuel Smith  
Trustee  
Asher Grossman

Alan M. Simon

Department of Building, Planning, and Zoning

<b>Section 1 – To be completed by Zoning Department Staff</b>	<b>APPROVAL DATE</b>
Appeal #:	Date:
Area Variances/Use Approved:	Date:

## Section 2 – To be completed by Applicant

\_\_\_\_\_ Subdivision \_\_\_\_\_ Number of Lots \_\_\_\_\_ Site Plan Approval

Zoning Board of Appeals ☐ Use Variance ☒ Area Variance

### 1. Tax Map Designation(s):

Section 50.70 Block 1 Lot(s) 37

Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

### 2. Name of Project:

CONSTRUCTION AND INSTALLATION OF A SEMI-INGROUND SWIMMING POOL

3. Project Location: On the EAST side of TRUMPER ROAD

200+/- feet SOUTH of STONEHOUSE DRIVE in the Village of Spring Valley.

Project Street Address: 6 TRUMPER ROAD, SPRING VALLEY, NY 10977

4. Nearest Intersection: STONEHOUSE DRIVE

5. Zoning District(s): R-1A

### Contact Information:

6. Name of Owner: ASHER GROSSMAN

Address: 6 TRUMPER ROAD, SPRING VALLEY, NY 10977

Phone Number: 845-538-0325 E-Mail: TRUMPERINSURANCE@AOL.COM

7. Name of Applicant (if different): N/A

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-Mail: \_\_\_\_\_

8. Name of Engineer/Architect: ANTHONY CELENTANO





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Address: 31 ROSMAN ROAD, THIELLS, NY 10984

Phone Number: 845-429-5290

E-Mail: \_\_\_\_\_

9. Name of Attorney: N/A

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-Mail: \_\_\_\_\_

## Section 3 – To be completed by Applicant

Application, petition, or request is hereby submitted for:

( ☒ ) Area Variance from the requirement of Section 255-21 C(5);

( ☐ ) Use Variance from the requirement of Section \_\_\_\_\_;

( ☐ ) Review of an administrative decision of the Building Inspector (§255-56 (E));

( ☐ ) Review of an administrative decision of the Building Inspector (§255-56 (E));

( ☐ ) An order to issue a Certificate of Occupancy;

( ☐ ) An order to issue a Building Permit;

( ☐ ) An interpretation of the Zoning Ordinance or Map;

( ☐ ) Certification of an existing non-conforming structure or use;

( ☐ ) Other (explain);

To permit construction, maintenance and use of

A SEMI-INGROUND SWIMMING POOL



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## Previous Appeal:

- a. A previous appeal \_\_\_\_ has, or \_\_\_\_ has not, been made with respect to this property.
- b. Such appeal was in the form of:  
\_\_\_\_ An AREA Variance; or  
\_\_\_\_ A USE Variance; or  
\_\_\_\_ Appeal from decision of Village Official or Officer; or  
\_\_\_\_ Interpretation of Zoning Ordinance or Map; or  
\_\_\_\_ Other
- c. The previous appeal described above was appeal number \_\_\_\_\_, dated \_\_\_\_\_ and was \_\_\_\_\_ (Granted/Denied).

School District: East Ramapo	Postal District: Spring Valley
Fire District: SPRING VALLEY	Ambulance District: Spring Hill
Water District: VEOLIA N. AMERICA	Sewer District: Rockland #1





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**A. AREA VARIANCE** (This section to be completed only for an AREA variance. **Copy this page if additional lots are proposed or if additional pages are needed.**)

This application seeks a variance from the provisions of Article 255,

Sections (s) 21. Specifically, the applicant seeks a variance from the requirements from: C(5)

Section 50.70, Block 1, Lot 37.

<b>Set Backs*</b>	<b>Required</b>	<b>Provided</b>
LOT AREA	8,500	10,370
LOT WIDTH	80	77.89*
STREET FRONTAGE		
FRONT YARD	25	25
SIDE YARD	15	11*
REAR YARD	20	35
TOTAL SIDE YARD	30	26*
BUILDING HEIGHT	35	<35
NUMBER OF STORIES	3 STORIES	<3 STORIES
NUMBER OF STORIES (FEET)		
FLOOR AREA RATIO	0.65	0.70*
NUMBER OF PARKING SPACES	4	4
ENLARGEMENT OF A NON-CONFORMING USE		

\*e.g., dimensions.

\*VARIANCE PREVIOUSLY GRANTED

1) SECTION 255-21 C(5) SIDE YARD 10' REQUIRED, 0' PROVIDED \*\*

2) SECTION 255-21 C(5) FROM POOL TO PRINCIPLE BUILDING 10' REQUIRED, -2' PROVIDED \*\*

\*\*VARIANCE REQUIRED



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1. Is the requested variance(s) the minimum necessary to relieve the practical difficulty or economic injury? YES

2. Is the variance(s) substantial in relation to the zoning code? NO

**Explain:** \_\_\_\_\_

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? NO

**Explain:** \_\_\_\_\_

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? NO

**Explain:** \_\_\_\_\_

5. Will the granting of this variance affect the health, safety, or welfare of the neighborhood or community? NO

**Explain:** \_\_\_\_\_

6. Will there be any affect on governmental facilities or services if this variance is granted? NO

**Explain:** \_\_\_\_\_

7. Other factors I/we wish the Board to consider in this case are

NO ADJACENT NEIGHBOR ON SIDE YARD WHERE 0' IS REQUESTED





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N/A

**B. USE VARIANCE** (*this section to be completed for a USE variance. Use additional pages, if needed.*)

1. This property cannot be used for any uses currently permitted in this zone because:

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2. The problem with this property is due to unique circumstances and not to the general conditions of the neighborhood in that:

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3. The use requested by this variance will not alter the essential character of the neighborhood in that:

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4. The amount paid for the entire parcel was: \_\_\_\_\_

5. The date of purchase of the property was: \_\_\_\_\_

6. The present value of the entire property is: \_\_\_\_\_

7. The monthly expenses attributed to normal and usual maintenance of the property are:

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8. The annual taxes on the property are: \_\_\_\_\_

9. The current income from the property is: \_\_\_\_\_

10. The amount of mortgages and other encumbrances on the property in question is:

- a. Date of Mortgage: \_\_\_\_\_
- b. Scheduled maturity (payoff) date: \_\_\_\_\_
- c. Present monthly payment amount: \_\_\_\_\_
- d. Current principal balance: \_\_\_\_\_
- e. Current interest rate: \_\_\_\_\_

11. Other factors I/we wish the Board to consider in this case are:

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N/A

## C. APPEAL OF DECISION OF BUILDING INSPECTOR (This section to be completed for an appeal, only. Use additional pages, if needed.)

1. Name and position of official making the decision:

\_\_\_\_\_

2. Nature of decision:

\_\_\_\_\_

\_\_\_\_\_

3. The decision described above is hereby appealed because:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

N/A

## D. INTERPRETATION OF ZONING CODE (This section to be completed for an interpretation, only. Use additional pages, if needed.)

1. Section(s) to be interpreted: \_\_\_\_\_

2. An interpretation of the Zoning Code is requested because:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Additional Information

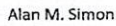
1. Total Land Area: 10,370

2. Is the Site Currently Vacant? NO

3. Number of Structures Existing On-Site: 1

List Structures: PRINCIPLE BUILDING - EXISTING 2-FAMILY

4. Number of Structures Proposed: --



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## Section 4 – To be completed by Applicant

Provide a Brief Narrative Describing the Proposed Project (please attach long form narrative):

CONSTRUCTION AND INSTALLATION OF A SEMI-INGROUND SWIMMING POOL

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Below, please find a list of Zoning Board Members and their Advisors, and their employment, business, or professional affiliation. If the property owner (or applicant, if different from the owner) is a corporation, partnership, or other business entity, each owner of a one-third (or greater) interest in the business entity shall be considered an "applicant" for purposes of this information.

## Zoning Board of Appeals Members

<u>Name</u>	<u>Business / Profession</u>
Chairman – Moshe Hopstein	
Vice Chairman – Eliyahu Solomon	
Simon Deutsch	
Samual Lamb	
Sikhon Kanoute	
Eli Gold - Alternate	

## Zoning Board Consultants

<u>Name</u>	<u>Business / Profession</u>
Dainde M Laplante	Zoning Administrator /OD Consulting & Solutions Inc.
Mike D Kauker	Planner / Kauker & Kauker
Adam McCarey	Fire Commissioner / MPM LLC
Matthew Lizotte	Village Land Use Attorney / Lizotte-Law
Colliers Engineering	Village Engineer / Colliers Engineering & Design

Please indicate the name of the Board Member or Advisor with whom you have, or have had, a familial, business, or professional relationship, the nature of the relationship, and whether the relationship remains currently in effect:

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## Applicant's Combined Affidavit and Certification

State of New York )  
County of Rockland ) ss.:  
Village of Spring Valley )

ASHER GROSSMAN, being duly affirmed, deposes and says:

### Applicant's Name

I am the applicant in this matter. I make these statements to induce the Village of Spring Valley, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Village will rely upon the statements made herein.

1. **Verification of Facts.** All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.
2. **Consent to Enter.** I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.
3. **Affidavit Pursuant to General Municipal Law Section 809.** All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of interests set forth are disclosed to the extent that they are known to the applicant.
  - A. I certify that I am the owner, officer, member or agent of the owner, of all that certain lot piece or parcel of land and/or building described in this application **and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief below set forth:
  - B. There is no state officer, Rockland County officer or employee or village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.
  - C. To the extent that the same is known to your applicant, and to the owner of subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or of the Village of





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Spring Valley in the petition, request or application or in the property or subject matter of to which it relates:

(if none, so state)

a. Name and address of officer or employee NONE

b. Nature of interest \_\_\_\_\_

c. If stockholder, number of shares \_\_\_\_\_

d. If officer or partner, nature of office and name of partnership \_\_\_\_\_

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing such ownership. \_\_\_\_\_

f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest must be attached, if any of these officers or employees of the State of New York, or of the County of Rockland, or of the Village of Spring Valley.

D. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

4. **Reimbursement for Professional Consulting Services.** I understand that the Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan





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Alan M. Simon Department of Building, Planning, and Zoning  
New York region or pursuant to an existing contractual agreement between the  
village and each such consultant for the cost of such consultant services upon receipt  
of the bill.

## 5. Application Fee(s)

I, ASHER GROSSMAN, have paid to the Village Clerk and/or Treasurer, the  
required fee for this application. (The fee is subject to the Schedule of Fees of the municipality).  
I shall review a copy of the zoning Local Law and Land Development Regulations and be ready  
and prepared to review this application when scheduled. The Village Board, Planning Board, or  
Zoning Board of Appeals in the review of any application described above, may refer the subject  
application to an engineering, planning, environmental, or other technical consultant as such  
Board shall deem reasonably necessary to enable it to review the application as required by law.

I agree to establish an escrow account with the Village of Spring Valley from which these  
consultants' fees will be paid. The escrow account will not draw interest and will be replenished  
upon notification by the Village. Any additional sums needed to pay the Village's consultants  
shall be paid prior to final action on the application. **The Village may suspend processing  
of the application if there is a deficiency in the escrow account.** Permits will not be  
issued and site plan and/or subdivision will not be signed until bill is paid in full. Any sums  
remaining in the escrow account after the consultants have been paid in full will be returned to  
the applicant. The applicant has the right to examine escrow and payment records upon prior  
written notice to the Village.

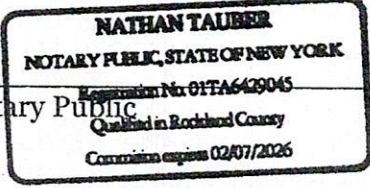
Applicant's Signature

Print Applicant's Name ASHER GROSSMAN

Affirmed to before me this

17 day of March, 2025

Notary Public



I have received from \_\_\_\_\_ the sum of \_\_\_\_\_ on this date

\_\_\_\_\_  
Secretary Planning/Secretary Zoning

Reviewed by the \_\_\_\_\_ on \_\_\_\_\_

Action Taken: \_\_\_\_\_









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**This checklist is provided as a guide and is for the convenience of the applicant. The Village of Spring Valley Zoning Board may require additional notes or revisions prior to granting approval.**

**The undersigned agrees to the best of his or her knowledge, the submitted project plans have been prepared in accordance with this checklist.**

Signature of Applicant / Agent for Applicant

3/17/2025

Date



**BULK REQUIREMENTS ZONE: R-1A TWO FAMILY DETACHED DWELLING**

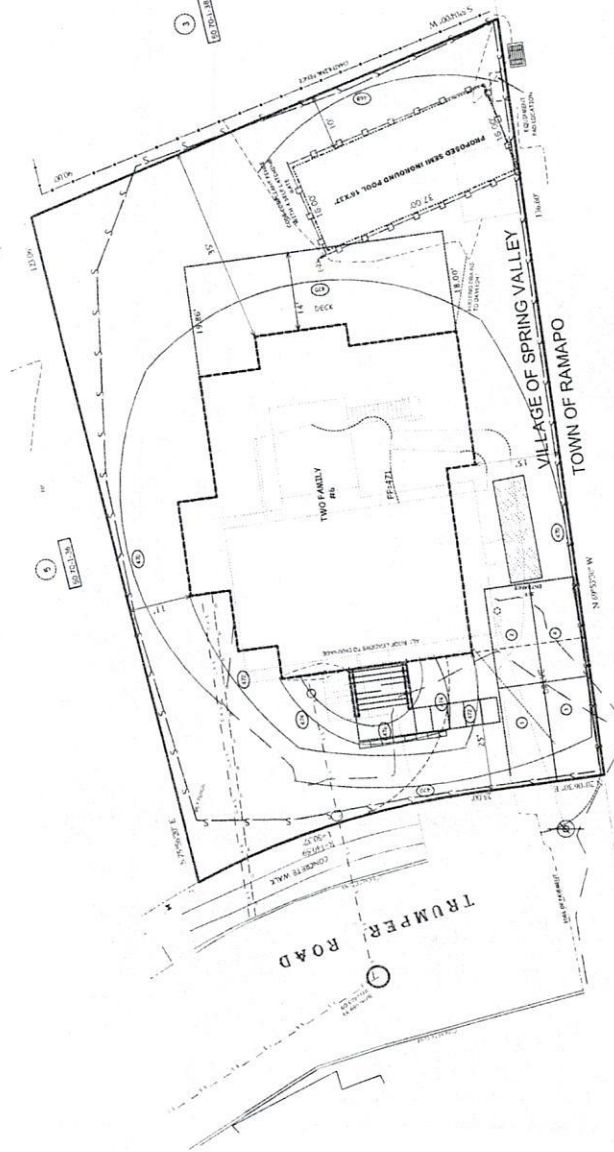
USE	MIN. LOT AREA	MIN. LOT DEPTH	MIN. FRONT YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. REAR YARD SETBACK	MIN. MAXIMUM BUILDING HEIGHT	MIN. MAXIMUM BUILDING AREA	MIN. MAXIMUM BUILDING VOLUME
TWO FAMILY DETACHED DWELLING	10,000	100	10	5	5	35	10,000	100,000

\*MINIMUM REQUIRED SETBACKS IN FEET (SEE ZONING)

**BULK REQUIREMENTS ZONE: PROPOSED POOL**

- 1) SECTION 255-21 C(5) 10' REQUIRED 0 FEET PROVIDED SIDE YARD\*\*
- 2) SECTION 255-21 C(5) 10' REQUIRED (2) FEET PROVIDED FROM POOL TO PRINCIPLE BUILDING\*\*

**\*\*VARIANCE REQUIRED**



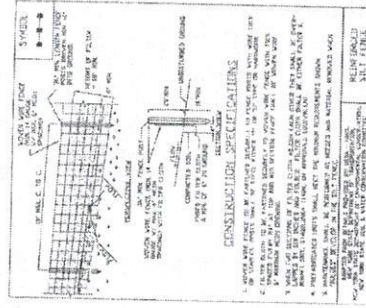
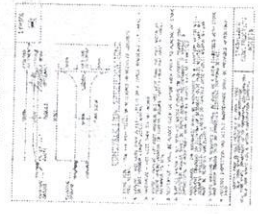
**LOT NOT IN FLOOD PLAIN**

LOT AREA: 12,374.25  
 REINFORCED CONCRETE FOUNDATION ON 18" DIA. REINFORCED  
 STEEL PILES  
 FILED IN THE BOOK AND COUNTY CLERK'S OFFICE  
 AS MAP #8810 BOOK #78 PAGE #41 ON 11/17/1969



**6 TRUMPER RD**

FOR  
 PROPOSED POOL  
 TOWN OF RAMAPO, ROCKLAND COUNTY  
 SPRING VALLEY, NEW YORK  
 MAP #8810 BOOK #78 PAGE #41  
 ANTHONY R. CLEMENTE  
 77 HESSMAN ROAD  
 SPRING VALLEY, NEW YORK 10977  
 845.259.5299 FAX 845.259.5174



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