



Alan M. Simon
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VILLAGE OF SPRING VALLEY

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Village of Spring Valley Zoning Board Agenda December 8th, 2021

Zoning Board Members

- Moshe Hopstein, Chairman
- Eli Solomon
- Martha Patrick
- Simon Deutsch
- Sikhou Kanouté

A. Call to Order.

42 Summit Ave

The subject property is located on the north side of Summit Ave, 350 ft west of Rt 59 in a R-2 zone. The property is designated on the Town of Ramapo Tax map as section 57.53 block 1 lot 14.1. The requested variances are as follows: Lot Area: 10,000sf required, 7,223 sf provided; Lot Width: 100 ft required, 85 ft provided; Front Yard: 25 ft required, 20 ft provided; Side Yard: 15 ft required, 10 ft provided; Rear Yard: 20 ft required, 17.8 ft provided; Total side Yard: 30 ft required, 20 ft provided

Applicant: Joel Fekete

26 Summit Ave

The subject property is located on the east side of Summit Ave, approx. 139 ft south of Wolfe Dr in a R-2 Zone. The property is designated on the Town of Ramapo Tax Map as section 57.53 block 1 lot 10. The applicant is seeking variances for a proposed single-family dwelling. The requested variances are as follows: Lot Area: 7,000 sf required, 5,320 sf provided; Lot Width: 70 ft required, 66.86 ft provided; Street Frontage: 70 ft required, 67.44 ft provided; Front yard: 25 ft required, 16 ft provided; Side Yard: 15 ft required, 10 ft provided; Rear Yard: 20 ft required, 10 ft provided; Total Side Yard: 20 ft required, 10 ft provided; FAR: Max allowed 65%, 67% proposed.

Applicant: Libby Schneck

10 Centre St

The subject property is located on the west side of Centre St, 0 ft south of Church St in a GB zone. The property is designated on the Town of Ramapo Tax Map as section 57.39 block 2 lot 23.1,23.2,23.3,24,31. The applicant is seeking variances for a proposed Multi-Family Dwelling. The requested variances are as follows: Lot Width:100 ft required,99.2 ft provided (Lawrence St); FAR: Max allowed 2.0, 2.85 proposed; Parking: 113 spaces required, 78 provided; Parking Size: 8x19 required, 8x18 proposed

Applicant: Joel Horowitz