



VILLAGE OF SPRING VALLEY

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

www.villagespringvalley.org

Asher Grossman,
Deputy Mayor

Zack Clerina
Trustee

Yisroel Eisenbach
Trustee

Joseph Gross
Trustee

Alan M. Simon
Mayor

Village of Spring Valley Zoning Board Agenda May 8, 2024 - 7:00 PM

Zoning Board Members

- Moshe Hopstein, Chairman
- Eliyahu Solomon
- Simon Deutsch
- Sikhou Kanouté
- Samuel Lamb
- Eluzer Gold (Alternate)

Pledge of Allegiance

Roll Call

42 South Cole Avenue

The subject property is located on the east side of South Cole Avenue, 200 feet north of the intersection of Park Avenue and South Cole Avenue in an R-3 zone. The property is designated on the Town of Ramapo Tax Map as Section 57.54 Block 1 Lot 61. The applicant is seeking to build an Eight-Unit Dwelling. The variances requested are as follows: Lot Area: 40,000 sf required; 11,143 sf proposed. Lot Width: 150 ft. required; 50 ft. proposed. Street Frontage: 70 ft required; 50 ft. proposed. Side Yard: 20 ft. required; 10 ft. proposed. Rear Yard: 50 ft. required; 15ft. proposed. Total Side Yard: 40 ft. required; 20 ft. proposed. Number of Units: 18 units required; 31.27 units proposed. Floor Area Ratio: 0.60% required; 1.25% proposed. Number of Parking Spaces: 16 spaces required; 12 spaces proposed.

Applicant: Simcha Schwartz

185 North Main Street

The subject property is located on the east side of South Cole Avenue, 200 feet north of the intersection of Park Avenue and South Cole Avenue in an R-3 zone. The property is designated on the Town of Ramapo Tax Map as Section 57.54 Block 1 Lot 61. The applicant is seeking to build an Eight-Unit Dwelling. The variances requested are as follows: Lot Area: 40,000 sf required; 11,143 sf proposed. Lot Width: 150 ft. required; 50 ft. proposed. Street Frontage: 70 ft required; 50 ft. proposed. Side Yard: 20 ft. required; 10 ft. proposed. Rear Yard: 50 ft. required; 15ft. proposed. Total Side Yard: 40 ft. required; 20 ft. proposed. Number of Units: 18 units required; 31.27 units proposed. Floor Area Ratio: 0.60% required; 1.25% proposed. Number of Parking Spaces: 16 spaces required; 12 spaces proposed.

Applicant: Simcha Schwartz

21 Singer Avenue

The subject property is located on the north side of Singer Avenue, 25 feet west of South Madison Avenue in an R-2 zone. The property is designated on the Town of Ramapo Tax Map as Section 57.62 Block 1 Lots 16. The applicant is seeking the approval of variances for a new Two-Family Dwelling. The applicant is seeking the following variances: Lot Area: 10,000 Sf required; 7,237 sf proposed. Lot Width: 105 ft required; 57.79 ft (Ridge Ave), 63.38 ft (Madison Ave) Front Yard: 25 ft required; 15 ft proposed, (Ridge, Singer & Madison Aves). Rear Yard: 20 ft required; 10 ft proposed. Visibility of Intersection Variance required - 22H

Applicant: George Guttman

7 Laura Drive

The subject property is located on the south side of Laura Avenue, 181 feet east of Paiken Drive in an R-2 zone. The property is designated on the Town of Ramapo Tax Map as Section 57.22 Block 1 Lot 30. The applicant is seeking the approval of variances for a new Two-Family Dwelling. The applicant is seeking the following variances: Lot Area: 10,000 sf required; 8,320 sf proposed. Lot Width: 100 ft. required; 70 ft. proposed. Front Yard: 25 ft. required; 23 ft. proposed. Side Yard: 15 ft. required; 10 ft. proposed. Rear Yard: 20 ft. required; 15 ft. proposed. Total Side Yard: 30 ft. required; 20 ft. proposed.

Applicants: Moshe & Nechama Guttman

21 Zeissner Lane

The subject property is located on the west side of Zeissner Lane, 72 feet west of Bohr Court in an R-1A zone. The property is designated on the Town of Ramapo Tax Map as Section 50.69 Block 2 Lot 64. The applicant is seeking to build a Two-Family house. The variances requested are as follows: Lot Area: 8,500 Sf required; 7,220 sf proposed. Lot Width: 80 ft. required; 72 ft. Front Yard: 25 ft. required; 16 ft. proposed. Side Yard: 15ft. required; 10 ft. proposed. Total Side Yard: 30 ft. required; 20 ft. proposed. Floor Area Ratio: 0.65% required; 1.04% proposed.

Applicant: Jacob Goldman

Summit Grove, LLC - 30 Summit Avenue

The subject property is located on the east side of Summit Avenue, approximately 206 feet south of Wolfe Drive in an R-2 zone. The property is designated on the Town of Ramapo Tax Map as Section 57.53 Block 1 Lot 11. The applicant is requesting the following variances that were missed on the original ZBA approval on 11/08/2024. No changes to the plan have been made: Lot 1: Street Frontage: Section 229-41A, 70 ft. required; 68.49 ft. proposed. Lot 3: Street Frontage: Section 229-41A. 5 ft. required; 0 ft. proposed. Lot 4: Street Frontage: Section 229-41A, 5 ft. required; 0 ft. proposed.

Applicant: Summit Grove, LLC