



Alan M. Simon
Mayor

VILLAGE OF SPRING VALLEY

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

Zoning Board Agenda July 09, 2025 - 7:00 PM

Zoning Board Members

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

Pledge of Allegiance

14 Dorset Road

The subject property is located on the south side of Dorset Road, 1,431 ft. east of Widman Court and is designated on the Town of Ramapo Tax Map as **Section 50.69 Block 1 Lot 27** in the **R-1A Zoning District**. The applicant is seeking to construct a new **Two – Family Dwelling**. The applicant is requesting the removal of a condition of approval requiring that the parking area be provided with a single curb cut.

Applicant: Meir Lowy

3-5 Rosehill Oval (The Commons)

The subject property is located on the north side of Barnes ST Extension, approx 150 ft east of Rose Ave in a R-2/PRD zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.24 Block 1 Lot 55**. The applicant is seeking variances for a proposed 72-unit complex consisting of two four story building with parking on the adjacent parcel to the north in Town of Ramapo. The variance requested is as follows: Floor Area Ratio: 60%, required; 191% proposed; Variance required for §A-4E(4) No living quarters shall exist below the finished grade of the ground adjoining a multifamily dwelling.

Applicant: Maby JV LLC

1 Fox Lane – (request for rehearing)

The subject property is located on the west side of Fox Lane, approximately 70 feet south of Dr. Frank Road and is designated on the Town of Ramapo Tax Map as **Section 49.68 Block 2 Lot 23** in the **R-1A Zoning District**. The owner seeks a rehearing for a project proposing to subdivide the lot into two properties and build a two – family dwelling on each lot.

Applicant: Chananya D & Esther Silber

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330 Roosevelt Avenue (Castle Commons)

The Town of Ramapo Tax Map as **Section 57.64 Block 1 Lot 6 & 7** in the **R-2 Zoning District (the proposal requires a zone change from R-2 to GB)**. The applicant is seeking variances for a proposed 16 unit development consisting of two three-story buildings. The variance requested is as follows: Lot Width of 150 feet required; 100 feet proposed on Roosevelt Avenue, 101.19 feet proposed on Central Avenue; Front Yard Depth of 30 feet required; 11 feet proposed on East Castle Avenue, 25 feet proposed on Roosevelt Avenue, 23 feet proposed on Central Avenue; Floor Area Ratio (FAR)