



Alan M. Simon
Mayor

VILLAGE OF SPRING VALLEY

Senator Eugene Levy Municipal Plaza

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

Zoning Board Agenda July 23, 2025 - 7:00 PM

Zoning Board Members

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

Pledge of Allegiance

9 Marman Place

The subject property is located on the south side of Marman Place, zero feet west of Twin Avenue and is designated on the Town of Ramapo Tax Map as **Section 50.78 Block 1 Lot 26** in the **R-2 zone**. The applicant is seeking to construct a Single-Family Dwelling. The variances requested are as follows: Lot area: 9,000 sq. ft. required; 2,903 sq. ft. proposed. Lot width: 90 ft. required; 17.6 ft. proposed (Twin Avenue). Front yard: 25 ft. required; 5 ft. proposed (Marman Place). Side yard: 15 ft. required; 5 ft. proposed. Rear yard: 20 ft. required; 8 ft. proposed. Total side yard: 30 ft required; n/a. Floor area ratio: 0.65% required; 0.84% proposed. §255-22 (H) Visibility of intersection - Variance required.

Applicant: Aharon Friedman

45 S Cole Avenue

The subject property is located on the south side of South Cole Avenue, approximately 150 ft north of the intersection of South Cole, Wolfe Drive and Park Avenue in the R-2 zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.53 Block 1 Lot 50**. The applicant is seeking to construct a new two-family dwelling. The variances requested are as follows: Minimum Lot Area of 10,000 square feet required, 4,530 square feet proposed; Lot Width of 100 feet required, 50.51 feet proposed; Minimum Front Yard Depth of 25 feet required, 20 feet proposed; Side Yard Depth of 15 feet required, 10 feet proposed; Minimum Rear Yard of 20 feet required, 10 feet proposed; Total Side Yard of 30 feet required, 20 feet proposed; Maximum Floor Area Ratio (FAR) of 65% allowed, FAR of 104% proposed; Minimum Street Frontage of 70 feet required, 36.34 feet proposed.

Applicant: Shaya Tyrnauer

1 Fox Lane

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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 23b** in a R-1A zoning district. The applicant/ 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

330 Roosevelt Avenue (Castle Commons)

The subject property is located on the east side of Roosevelt Ave, 0 ft south of E. Castle Ave. 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) max allowed: Max allowed 60%, 100% proposed; Section 255-22O: 40 feet required, 29.6 feet proposed; Units: max allowed 12.3, 16 proposed Parking 32 required 29 provided ;Section 255-22 H: 2 Principal units per ; *LIVING QUARTERS BELOW GRADE A-6.E.(5)*

Applicant: Pessy Spitzer- YD Properties 105 LLC

9-15 Ridge Avenue

The subject property is located on the western side of Ridge Avenue, 300 feet south of NYS Route 59. The Town of Ramapo Tax Map as **Section 57.54 Block 1 Lot 1.1, 1.2, 1.3, 2** in the R-3 Zoning District. The applicant is seeking variances for a proposed 24-unit development consisting of two three-story buildings. The variance requested is as follows: Floor Area Ratio (FAR) max allowed 60%, 96% proposed.

Applicant: Isaac Aisman