



Alan M. Simon  
Mayor

# 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](http://www.villagespringvalley.org)

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

## Zoning Board Agenda August 13, 2025 - 7:00 PM

### Zoning Board Members

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

### Pledge of Allegiance

#### 61 West Street

The subject property is located on the west side of West Street, 80 ft North of Church Street in the R-2 zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.38 Block 1 Lot 3.1**. The applicant is seeking variances for a proposed Two-Family Dwelling. The variances requested are as follows: Lot Area: 10,000 sf required, 5,750 sf proposed; Lot Width: 100 ft required, 50 ft proposed; Minimum Front Yard: 25 ft required, 20 ft proposed; Side Yard: 15 ft required, 0 ft proposed; Minimum Rear Yard: 20 ft required, 15 ft proposed; Total Side Yard: 30 ft required, 15 ft proposed; Maximum Floor Area Ratio (FAR) of 65% allowed, FAR of 92% proposed; Minimum Street Frontage: 70 ft required, 50 ft proposed.

Village Law 7-736

**Applicant: 59 West St. LLC**

#### 59 West Street

The subject property is located on the west side of West Street, 80 ft North of Church Street in the R-2 zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.38 Block 1 Lot 3.2**. The applicant is seeking variances for a proposed Two-Family Dwelling. The variances requested are as follows: Lot Area: 10,000 sf required, 5,750 sf proposed; Lot Width: 100 ft required, 50 ft proposed; Minimum Front Yard: 25 ft required, 20 ft proposed; Side Yard: 15 ft required, 0 ft proposed; Minimum Rear Yard: 20 ft required, 15 ft proposed; Total Side Yard: 30 ft required, 15 ft proposed; Maximum Floor Area Ratio (FAR) of 65% allowed, FAR of 92% proposed; Minimum Street Frontage: 70 ft required, 50 ft proposed.

Village Law 7-736

**Applicant: 59 West St. LLC**

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## **12 Wilsher Drive**

The subject property is located on the East side of Wilsher Drive, 227 ft north of Linderman Drive in the Village of Spring Valley. in the R-1A zone. The property is designated on the Town of Ramapo Tax Map as **Section 49.68 Block 1 Lot 25**. The applicant is seeking variances for a proposed two-family dwelling. The variances requested are as follows; Maximum Floor Area Ratio (FAR) of 65% allowed, FAR of 100% .

**Applicant: 12 Wilsher Dr CORP.**