



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

Alan M. Simon
Mayor

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

Zoning Board Agenda August 27, 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

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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.
Villag Law 7-736

Applicant: 59 West St. LLC

4 W Castle Avenue

The subject property is located on the south side of Castle Avenue, approximately 125 feet West Main Street, in the R-2 zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.62 Block 1 Lot 23**. The applicant is seeking to construct a new two-family dwelling. The variances requested are as follows: Minimum Lot Area: 10,000 square feet required, 5,226 square feet proposed; Lot Width: 100 feet required, 50. feet proposed; Minimum Front Yard Depth: 25 feet required, 18 feet proposed; Side Yard Depth: of 15 feet required, 10 feet proposed; Minimum Rear Yard: 20 feet required, 15 feet proposed; Total Side Yard of 30 feet required, 20 feet proposed; Maximum Floor Area Ratio (FAR) of 65% allowed, FAR of 70% proposed; Minimum Street Frontage of 70 feet required, 50 feet proposed.

Applicant: Shaya Tyrnauer

1 Fox Lane

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 a R-1A zoning district. The applicant/ owner seeks rehearing for a project proposing to subdivide the lot into two properties and build a single family on Lot 1 and a two-family dwelling on Lot 2. The variances requested are as follows: Lot 1; Min Lot Area 8,500 SF required; 8,126 SF provided. Lot Width: 80 ft required, 41.86 ft provided. Side Yard: 15 ft required, 10 ft provided. Rear Yard 20 ft required, 15ft proposed. Total Side Yard 30 ft required, 20ft provided. Street Frontage 70 ft required, 36.49ft provided Section 229-41A 5ft required, 0ft provided Lot 2; Min Lot Area 8,500 SF required; 7,387 SF provided. Lot Width 80ft required, 44.18ft provided. Side Yard 15ft required, 10ft provided Rear Yard 20ft required, 15ft provided. Total Side Yard 30ft required, 20ft provided. Street Frontage 70ft required, 38.51ft provided Section 229-41A 5ft required, 0ft provided

Applicant: Chananya D & Esther Silber

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66 N Cole Avenue

The subject property is located on the east side of Cole Avenue, 500 feet south of Maple Avenue, in the R-2 zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.29**

Block 1 Lot 29. The applicant is seeking to build a new two-family dwelling. The variances requested are as follows: Minimum Lot Area: 10,000 square feet required, 5,750 square feet proposed; Lot Width: 100 feet required, 50. feet proposed; Minimum Front Yard Depth: 25 feet required, 20 feet proposed; Side Yard Depth: of 15 feet required, 10 feet proposed; Minimum Rear Yard: 20 feet required, 16 feet proposed; Total Side Yard of 30 feet required, 20 feet proposed; Maximum Floor Area Ratio (FAR) of 65% allowed, FAR of 70% proposed; Minimum Street Frontage of 70 feet required, 50 feet proposed.

Applicant: 66 North Cole LLC

43-45 Commerce St

The subject property is located on the North side of Commerce Street, approximately 75 ft East of West Street in the R-2 zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.38 Block 1 Lot 47 & 48.** The applicant is seeking variances for a proposed office building. The applicant is seeking to combine both lots. The variances requested are as follows:

Lot Area: 10,000 sf required, 8,836 sf proposed; Lot With: 100 ft required, 68 ft proposed; Minimum Rear Yard: 30 ft required, 10 ft proposed; Maximum Floor Area Ratio (FAR) of 30% allowed, FAR 77% proposed; Parking 44 required, 13 provided.

Applicant: Joseph Spitzer