



Alan M. Simon
Mayor

VILLAGE OF SPRING VALLEY

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Joseph Gross
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Trustee

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Trustee

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Trustee

Village of Spring Valley Zoning Board Agenda September 17, 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