



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

Village of Spring Valley Zoning Board Agenda November 5, 2025 - 7:00 PM

Zoning Board Members

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

Pledge of Allegiance

77 North Cole Avenue

The subject property is located on the west side of N Cole, 201 ft South of Maple Ave in the R-2 zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.29 Block 1 Lot 5**. The owner desires to build a two-family dwelling which will require the following variances. The variances requested are as follows: Lot Area: 10,000 sf required, 4,870 sf proposed; Lot Width: 100 feet required, 50 feet proposed; Minimum Front Yard: 25 feet required, 14.5 feet proposed; Side Yard: 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 70% proposed; Minimum Street Frontage of 70 feet required, 50 feet proposed.

Applicant: Gitel & Tovi Goldstein

1 Dr Frank Road

The subject property is located on the west side of Dr Frank Rd, 0 ft north of Yele Drive in the R-1 zone. The property is designated on the Town of Ramapo Tax Map as **Section 49.76 Block 1 Lot 29**. The applicant is currently constructing a Local House of Worship, which is under construction. The applicant is seeking to add a mezzanine of approx. 500sq ft, which will require the following variances. Maximum Floor Area Ratio (FAR) of 0.30 required, 0.84 granted; 0.90 proposed. Parking spaces 43 required, 7 granted, 7 proposed.

Applicant: Cong Vayoa Moshe Satmer of Monsey INC

69 West Street

The subject property is located on the west side of west Street, approximately 150 feet North of Murin Street, in the R-2 zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.30 Block 1 Lot 42**. The applicant is seeking to build a 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, 15 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: 69 West St LLC

16 West Funston Avenue

The subject property is located on the south side of Funston Avenue, 99 feet East of Madison Ave in the R-2 zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.54 Block 1 Lot 22.1**. The applicant/ owner is seeking for a 2-lot subdivision and building two-family dwellings on each lot. The variances requested are as follows: Lot 1; Minimum Lot Area: 10,000 SF required; 5,772 SF proposed. Lot Width: 100 ft required, 80 ft provided; Front Yard Depth: 25 feet required, 20 feet proposed; Side Yard: 15 ft required, 10 ft provided; Rear Yard 20 ft required, 10 ft proposed. Side Yard Driveway 229-41-A-Required 5 ft, 1ft proposed; Maximum Floor Area Ratio (FAR) of 65% allowed, FAR of 75% prosed; Lot 2; Minimum Lot Area 10,000 SF required; 5,182 SF provided. Lot Width of 100 ft required, 79.83 ft proposed; Front Yard Depth: 25 feet required, 10 feet proposed; Side Yard 15 ft required, 10 ft proposed; Rear Yard 20 ft required, 10 ft proposed; Side Yard Driveway 229-41-A-Required 5 ft, 1 ft proposed; Street Frontage 70 ft required, 0 ft proposed.

Applicant: Funston Gardens LL

16 East Church Street

The subject property is located on the west of North Main, approximately 100 ft north of the intersection of Church Street and Centre Street in the GB zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.39 Block 2 Lot 32**. The applicant is seeking to construct a second story addition to an existing office building. The variances requested are as follows: Maximum Floor Area Ratio of 100% allowed; FAR of 200% proposed; Minimum Off-Street Parking 24 required; 37 parking spaces proposed.

Applicant: Konbit Neglakay

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

