



Alan M. Simon
Mayor

VILLAGE OF SPRING VALLEY

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Joseph Gross
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Yisroel Eisenbach
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Asher Grossman
Trustee

Village of Spring Valley Zoning Board Agenda November 26, 2025 - 7:00 PM

Zoning Board Members

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

Pledge of Allegiance

58 Twin Avenue

The subject property is located on the East side of Twin Avenue, 50 feet North of Marman Place in the R-2 zone. The property is designated on the Town of Ramapo Tax Map as **Section 50.78 Block 1 Lot 15**. The owner desires to build a two-family dwelling which will require the following variances. The variances requested are as follows: Lot Width: 100 feet required, 54.23 feet proposed; Minimum Front Yard: 25 feet required, 20 feet proposed; Side Yard: 15 feet required, 10 feet proposed; Total Side Yard of 30 feet required, 20 feet proposed; Minimum Street Frontage of 70 feet required, 56 feet proposed.

Applicant: 58 Twin Avenue LLC

16 Maxine Court

The subject property is located on the East side of Maxine Court, 65 feet South of Wood Street in the R-2 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.48 Block 1 Lot 28**. The applicant is seeking to permit construction, maintenance and use of two-family dwellings which will require the following variances. The variances requested are as follows. Minimum Lot Area: 10,000 square feet required, 8,725 square feet proposed. Lot Width: 100 feet required, 81.22 feet proposed; Front Yard Depth: 25 feet required, 20 feet proposed; Side Yard Depth: 15 feet required, 10 feet proposed; Rear Yard 20 feet required, 15 feet proposed; Total Side Yard 30 feet required, 20 feet proposed; Street Frontage of 70 feet required, 62.18 feet proposed. Village Law 7-736

Applicant: Etienne of Rockland Holoiws LLC

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; Minimum Street Frontage of 70 feet required, 50 feet proposed. Maximum Floor area ratio: 0.65% required; 0.97% proposed

Applicant: 69 West St LLC

18 East Castle Avenue

The subject property is located on the south side of Castle Avenue, 162 feet west of Fairview Ave in the R-2 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.63 Block 2 Lot 2**. The applicant is seeking to build a two-family dwelling. The variances requested are as follows: Minimum Lot Area: 10,000 square feet required; 8,271 square feet proposed. Lot Width: 100 feet required, 67.5 feet provided; Front Yard Depth: 25 feet required, 20 feet proposed; Side Yard: 15 feet required, 10 feet provided; Total Side Yard 30 feet required, 20 feet proposed. Street Frontage 70 ft required, 67.5 feet proposed.

Applicant: Moses Friedman

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

145 Bethune Boulevard

The subject property is located on the West Side of Bethune Boulevard aka Henrietta place, 130 feet South of Ewing Boulevard in the R-2 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 50.80 Block 1 Lot 30, 31, 32, 33**. The applicant is seeking to permit construction, maintenance and use of Multi Family. The variances requested are as follows: Front Yard (Ewing), 30' Required, 12' Provided Side Yard, 20' Required, 10' Provided Rear Yard, 50' Required, 10' Provided Maximum Height, 40' Required, 46.1 Provided Maximum Height (Stories), 3 Required, 4 Provided Floor Area Ratio, 60%, Required 1.20% Provided Parking, 60 Required, 45 Provided. Units Per Acres, 18 Required, 30 Provided. A-6-B-(10) 255-35-A Access near intersection 255-22-H Visabilty near intersection 255-22-O.(1) Building separation A-6-E(4), 50% of the non-building, non-parking area must be landscaped; the balance must be recreational.

Applicant:145 Bethune LLC