



Alan M. Simon
Mayor

VILLAGE OF SPRING VALLEY

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Joseph Gross
Deputy Mayor

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Trustee

Yisroel Eisenbach
Trustee

Asher Grossman
Trustee

Village of Spring Valley Zoning Board Agenda February 11, 2026 - 7:00 PM

Zoning Board Members

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

Pledge of Allegiance

25 Van Orden Avenue

The subject property is located on the North side of Van Orden, 124 feet East of Franklin Street in a R-3 zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.47 block 1 Lot 10**. The applicant is proposing a 2-story building with 3 residential units. The variances requested are as follows: Minimum Lot Area: 40,000 sf required, 7,500 sf provided; Minimum Lot Width: 150 ft required, 50 ft provided; Front Yard: 30 ft required, 25 ft provided; Rear Yard: 50 ft required, 15 ft provided; Side Yard: 20 ft required, 10 ft provided. Total side yard: 40 ft required, 20 ft provided; Floor Area Ratio 0.60 required, 0.98 proposed.

Applicant: 25 Van Orden Holdings LLC

79 Francis Place

The subject property is located on the North side of Frances Place, 130 feet East of Zeissner in the R-1A Zone. The property is designated on the Town of Ramapo Tax Map as **Section 50.69 Block 2 Lot 38**. The applicant is seeking to build a two-family dwelling. The variances requested are as follows: Minimum Lot Area 8,500 SF required, 7,500 SF proposed. Lot Width: 80 feet required, 75 feet proposed; Front Yard: 25 feet required; 23 feet proposed; Side Yard: 15 feet required; 10 feet proposed; Rear Yard 20 feet required; 15 feet proposed; Total Side Yard: 30 feet required; 20 feet proposed.

Applicant: Shulem Schick

28 John Street

The subject property is located on the East side of John Street, 250 ft South of East Castle in the R-2 zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.63 Block 1 Lot 36**. The applicant proposes to build a two-family Dwelling. The variances requested are as follows: Minimum Lot Area: 10,000 sf required, 9,000 sf proposed; Lot Width: 100 feet required, 60 feet proposed; Side Yard: 15 feet required, 10 feet proposed; Total Side Yard of 30 feet required, 20 feet proposed; Street frontage 70 feet required, 60 feet proposed. FAR 0.65 required, 0.75 feet proposed.

Applicant: Joel Fekete as Contract Vendee

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