



VILLAGE OF SPRING VALLEY

Senator Eugene Levy Municipal Plaza
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Alan M. Simon
Mayor

Joseph Gross
Deputy Mayor

Shmuel Smith
Trustee

Yisroel Eisenbach
Trustee

Asher Grossman
Trustee

Village of Spring Valley Zoning Board Agenda February 25, 2026 - 7:00 PM

Zoning Board Members

- Moshe Hopstein, Chairman
- Eliyahu Solomon
- Simon Deutsch
- 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

4 Yale Drive

The subject property is located on the North side of Yale Drive, 100 feet East of Jill Ln, in R-1A Zone. The property is designated on the Town of Ramapo Tax Map as **Section 49.75 Block 1 Lot 7**. The applicant proposes the construction of an addition to the existing single-family home. The variances requested are as follows; Front Yard Depth: 25 feet required, 16 feet proposed; Side Yard: 15 feet required, 6 feet provided; Total Side Yard 30 feet required, 14 feet proposed. Street Frontage 0.65 ft required, 0.992 feet proposed.

Applicant: Cong Orchos Chaim Spinka

34 Clinton St

The subject property is located on the south side of Clinton St, 100 feet west of Bethune Blvd in a PRD zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.40 block 1 Lot 30**.

The applicant is seeking variances to construct a 8-unit multi-family dwelling. The variances requested are as follows: Minimum Lot Area: 15,000 sf required, 13,235 st provided; Minimum Lot Width: 150 ft required, 108.56 ft provided; Front Yard: 30 ft required, 10 ft provided; Rear Yard: 50 ft required, 18 ft provided; Side Yard: 20 ft required, 10 ft provided. Total side yard: 40 ft required, 20 ft provided; Units per acre, 5.46 required, 8 provided. 16 required parking, 12 provided.

Applicant: Aaron Brown