



Shenley Vital
Mayor

VILLAGE OF SPRING VALLEY

Senator Eugene Levy Municipal Plaza
200 North Main Street
Spring Valley, New York 10977
Tel. (845) 352-1100 • Fax (845) 352-1164

www.villagespringvalley.org

Yisroel Eisenbach
Deputy Mayor

Joseph Gross
Trustee

Shmuel Smith
Trustee

Yakov Yosef
Kaufman
Trustee

Village of Spring Valley Zoning Board Agenda April 15th, 2026 - 7:00 PM

Zoning Board Members

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

Pledge of Allegiance

24 Chestnut Street (Finkelstein Memorial Library)

The subject property is located on the north side of NYS Rt 59, 0 feet west of Madison Ave in the PO zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.46 Block 1 Lot 26 & 27**. The applicant is seeking variances for a building addition to replace previously existing “Holocaust Center”. The variances are as follows: Front Yard: 35 ft required, 1.6 feet proposed (Existing on Chestnut); 35 ft required, 6.31 feet proposed (S. Madison) 35 ft required, 13.9 ft proposed (Existing on Route 59); Rear Yard: 40 ft required, 6.3 ft proposed (Existing); Building Height: 35 feet required, 51.1 feet proposed; Floor Area Ratio (FAR) 0.30% required, 1.06% proposed; Parking Spaces: 218 required, 120 proposed

Applicant: Finkelstein Memorial Library

25-43 Johnson Street

The subject property is located on the West side of Johnson Street, 0 ft South of Maple Ave in the GB zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.30 Block 2 Lot 2,3,36,37,38,39,40, & 41**. The applicant proposes to build a Multi-Family Dwelling Units. The variances requested are as follows: Lot 1: Front Yard (Hoyt Street): 30 feet required, 15 feet proposed; Rear Yard: 50 feet required, 15 feet proposed; Building Height: 40 feet (3 stories) required, 49 feet (4 stories) proposed; Density: 18 units per acre required, 33 units proposed; Floor Area Ratio (FAR) 0.60% required, 1.29% proposed; Parking 48 required, 43 proposed; Lot 2: Front Yard (Maple Ave): 30 feet required, 20 feet proposed; Side Yard: 20 feet required, 13.8 feet proposed; Rear Yard: 50 feet required, 20 feet proposed; Building Height: 40 feet (3 stories) required, 49 feet (4 stories) proposed; Density: 18 units per acre required, 36 units proposed; Floor Area Ratio (FAR) 0.60% required, 1.25% proposed; Parking 72 required, 47 proposed.

Applicant: Johnson Estates LLC

Spring Gardens

The subject property is located on the east side of North Main Street, north side of Ewing Avenue in the GB Zone. The property is designated on the Town of Ramapo Tax Map as **Section 50.70 Block 2 Lot 2** The applicant is seeking to build a Commercial Building. The variances requested are as follows: Lot Width: (Main Street) 105 feet required, 99.33 feet proposed; Front Yard: 30 feet required; 10 feet proposed; Side Yard: 15 feet required; 10 feet proposed; Total Side Yard: 30 feet required; 10 feet proposed. Building Height: 35 feet required 50 feet proposed. Building Height (in stories): 3 stories permitted, 4 stories proposed. Floor Ares Ratio (FAR) 0.3 required, 1.08 proposed: Parking 59 required, 37 proposed. Variance required section 255-22(H) Visibility at intersection. Variance Required loading dock undersized 10X60 required, 10X46 proposed 255-34 (A).

Applicant: Binyamin Amona

3 Tenure Avenue

The subject property is located on the North side of tenure, 170 feet West of South Cole in the R-1 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.45 Block 1 Lot 32.1** The applicant is seeking for a proposed local house of worship with Rabbi Residence. The variances requested are as follows: Minimum Lot Area 25,000 SF required, 9,278 SF proposed. Lot Width: 100 feet required, 70 feet proposed; Front Yard (Central): 35 feet required; 15 feet proposed; Side Yard: 20 feet required; 10 feet proposed; Rear Yard: 40 feet required; 15 feet proposed; Total Side Yard: 40 feet required; 20 feet proposed. Street Frontage: 70 feet required, 74.4 feet proposed. Floor Ares Ratio (FAR) 0.30% required, 0.88% proposed. Number of Parking 18 required 9 proposed.

Applicant: One Tenure MK LLC

29 Paiken Drive

The subject property is located on the West side of Paiken Drive, 63 feet South of Fanley Ave in the R-2 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.21 Block 1 Lot 34** The applicant is seeking to build a two-family dwelling. The variances requested are as follows: All variances previously granted. Minimum Lot Area 10,000 SF required, 12,840 SF proposed. Lot Width: 100 feet required, 76.64 feet proposed; Front Yard: 25 feet required; 30 feet proposed; Side Yard: 15 feet required; 10 feet proposed; Rear Yard: 20 feet required; 51.3 feet proposed; Total Side Yard: 30 feet required; 20 feet proposed. Maximum Number of Stories; 3 required, 3 proposed. Street Frontage: 70 feet required, 75 feet proposed Building Height 35 feet required 35 feet proposed. Floor Ares Ratio (FAR) 0.65% required, 0.85% proposed.

Applicant: 29 Paikin LLC

33 Union Road

The subject property is located on the West side of Union Road, 630 feet North of North Myrtle Ave in the R-2 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.22 Block 2 Lot 16**. The applicant is seeking to build an addition to a one-family semi-attached dwelling. The variances requested are as follows: Side Yard: 20 feet required; 12.5 feet proposed; Total Side Yard: 40 feet required; 20.3 feet proposed. Rear Yard: 40 feet required, 12.3 feet proposed; Floor Area Ratio (FAR) 0.30% required, 0.38% proposed. Principal uses on a single lot, 1 required; 2 proposed.

Applicant: 33 Union Road

141 Union Road

The subject property is located on the West side of Union Road, 112 feet North of Merrick Drive in the R-1A Zone. The property is designated on the Town of Ramapo Tax Map as **Section 50.53 Block 1 Lot 34**. The applicant is seeking to build an addition to a one-family semi-attached dwelling. The variances requested are as follows: Side Yard: 15 feet required; 10 feet proposed; Total Side Yard: 30 feet required; 20 feet proposed.

Applicant: Joel Salamon as contract vendee

40-42 Paikin Drive

The subject property is located on the Northeast side of Paikin Drive, Approx 70 feet North of Marman Place in the R-2 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 50.77 Block 2 Lot 8**. The applicant is seeking to build an addition to a local house of worship with rabbis' residence. The variances requested are as follows: Front Yard: 35 feet required; 9.8 feet proposed; Side Yard: 20 feet required; 3.6 feet proposed; Rear Yard: 40 feet required; 2.7 feet required; Total Side Yard: 40 feet required; 13.6 feet proposed.

Applicant: Congregation Ohel Moshe