



Shenley Vital  
Mayor

# VILLAGE OF SPRING VALLEY

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Yisroel Eisenbach  
*Deputy Mayor*

Joseph Gross  
*Trustee*

Shmuel Smith  
*Trustee*

Yakov Yosef  
Kaufman  
*Trustee*

## Village of Spring Valley Zoning Board Agenda April 22<sup>nd</sup>, 2026 - 7:00 PM

### Zoning Board Members

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

### **Pledge of Allegiance**

#### 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**

#### 12 Johnson Street

The subject property is located on the East side of South Johnson Street, 0 feet of Intersection of Grove Street in the R-2 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.30 Block 2 Lot 20.2**. The applicant is seeking to build a new Single-Family Dwelling. The variances requested are as follows: Lot #1- Existing Structure: Minimum Lot Area: 7,000 SF required, 3,840 SF proposed. Lot Width: 70 feet required, 50 feet proposed; Side Yard: 15 feet required; 7.2 feet proposed; Rear Yard: 20 feet required; 10 feet required; 10 feet proposed; Total Side Yard: 20 feet required; 7.2 feet proposed. Street Frontage: 70 feet required, 50 feet proposed. Lot #2 – Proposed 1 Family Structure: Minimum Lot Area: 8,500 SF required, 3,293 SF proposed; Lot Width: 70 feet required, 50 feet proposed; Front Yard: 25 feet required; 15 feet proposed; Side Yard: 15 feet required, 7.5 feet proposed; Rear Yard: 20 feet required; 10 feet proposed; Total Side Yard: 30 feet required; 15 feet proposed. Street Frontage: 70 feet required, 50 feet proposed. Floor Ares Ratio (FAR) 0.65% required, 0.77% proposed.

**Applicant: Rikki @NY USA Development-expeditor/Applicant**

### **5 John Street**

The subject property is located on the West side of John Street, 122 feet South of Funston Ave in the R-2 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.55 Block 1 Lot 53** The applicant is seeking to build a two-family dwelling. The variances requested are as follows: Minimum Lot Area 10,000 SF required, 5,218 SF proposed. Lot Width: 100 feet required, 50 feet proposed; Front Yard: 25 feet required; 20 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. Street Frontage: 70 feet required, 50 feet proposed. Floor Ares Ratio (FAR) 0.65% required, 0.75% proposed.

**Applicant: Baruch Neuman**

### **7 Stonehouse Drive**

The subject property is located on the North side of Stonehouse Drive, 50 feet West of Clayton Road in the R-1A Zone. The property is designated on the Town of Ramapo Tax Map as **Section 50.70 Block 1 Lot 34** The applicant is seeking to build a two-family dwelling. The variances requested are as follows: Minimum Lot Area 8,500 SF required, 7,454 SF proposed. Lot Width: 80 feet required, 79.94 feet proposed; Side Yard: 15 feet required; 10 feet proposed; Rear Yard: 20 feet required; 12.7 feet proposed; Total Side Yard: 30 feet required; 20 feet proposed. Floor Ares Ratio (FAR) 0.65% required, 0.97% proposed-With Flood deduction and exposed Basement.

**Applicant: Benjamin Frankel**

### **18 Sam Law Drive**

The subject property is located on the North side of Sam Law Drive, 178 feet West of Dana Road in the R-1A Zone. The property is designated on the Town of Ramapo Tax Map as **Section 49.68 Block 1 Lot 47** The applicant is seeking to build a two-family dwelling. The variances requested are as follows: Side Yard: 15 feet required; 10 feet proposed; Total Side Yard: 30 feet required; 20 feet proposed. Floor Ares Ratio (FAR) 0.65% required, 0.73% proposed.

**Applicant: Lazar Wagschal**

### **37 Prospect Street**

The subject property is located on the West side of Prospect Street, 100 feet East of Columbus Avenue in the R-2 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.24 Block 1 Lot 8**. The applicant is seeking for a two-lot subdivision with Two-family on each lot. The variances requested are as follows: Lot 1: Minimum Lot Area: 10,000 SF required, 8,518 SF proposed. Lot Width: 100 feet required, 70.88 feet proposed; Side Yard: 15 feet required; 10 feet proposed; Total Side Yard: 30 feet required; 20 feet proposed. Lot 2: Minimum Lot Area: 10,000 SF required, 8,376 SF proposed; Lot Width: 100 feet required, 80.49 feet proposed; Side Yard: 15 feet required, 10 feet proposed; Total Side Yard: 30 feet required; 20 feet proposed.

**Applicant: M&M 76 Holdings LLC**