



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

Shenley Vital
Mayor

Yisroel Eisenbach
Deputy Mayor

Joseph Gross
Trustee

Shmuel Smith
Trustee

Yakov Yosef
Kaufman
Trustee

Village of Spring Valley Zoning Board Agenda June 24th, 2026 - 7:00 PM

Zoning Board Members

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

Pledge of Allegiance

Spring Gardens (192 N Main St)

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

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

103 Fairview Avenue

The subject property is located on the West side of Fairview Ave, 85 feet South of Division Avenue in the R-2 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.63 Block 2 Lot 10**. The applicant is seeking for a 2-lot subdivision with Two-family on each lot. The variances requested are as follows:

Lot 1: Minimum Lot Area: 10,000 SF required, 5,729 SF proposed. Lot Width: 100 feet required, 73.6 feet proposed; Front Yard: 25 feet required; 20 feet proposed. Side Yard: 15 feet required; 10 feet proposed; Total Side Yard: 30 feet required; 20 feet proposed. Rear Yard 20 feet required; 15 feet proposed. Street Frontage 70 feet required; 72.88 feet proposed.

Lot 2: Minimum Lot Area: 10,000 SF required, 5,729 SF proposed; Lot Width-Division St.: 100 feet required, 73.55 feet proposed; Lot Width-Fairview Ave.100 feet required; 77.98 feet proposed. Front Yard-Division St. 25 feet required; 20 feet proposed. Front Yard-Fairview Ave 25 feet required; 10 feet proposed. Side Yard: 15 feet required, 10 feet proposed; Rear Yard: 20 feet required; 15 feet proposed. Total Side Yard: 30 feet required; 10 feet proposed.

Applicant: Yisroel Zahler

113-115 Lake Street

The subject property is located on the west side of Lake Street, Approx 350 feet South of Columbus Ave in the R-2 Zone. The proposal requires a zone change from R-2 to PRD. The property is designated on the Town of Ramapo Tax Map as **Section 57.32 Block 1 Lot 9& Section 57.24 Block 2 Lot 4,6**. The applicant intends to construct a residential complex consisting of two four-story buildings to be developed on three adjacent parcels along LAKE Street and Memorial Park Drive. The variances requested are as follows: Lots of Width: (Memorial Park Dr) 150 feet required,100 feet proposed. Side Yard: 20 feet required, 10 feet proposed. Total Side Yard 40 feet, 20 feet proposed. Maximum Height 40 feet required 48 feet proposed. Maximum Building Height (Stories), 3 Required, 4 Proposed; Floor Area Ratio (FAR) 0.60% required, 1.51% proposed. No. of Units 14 required 31 proposed; Units per acre 18 required, 39.7 proposed; Parking spaces 62 required, 46 provided. Additional variances required: Spacing Between Buildings - Sec. 255-22 O-1; required 43 feet, Proposed 20 feet. Sec. A-6 PRD – No living quarters shall exist below finished grade. Backup space parking – Sec. A-6 PRD required 24, proposed 23.2.

Applicant: Meir (David) Rothenberg

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 Area Ratio (FAR) 0.65% required, 0.73% proposed.

Applicant: Lazar Wagschal

96 Francis Place

The subject property is located on the East side of Francis Place, 126 feet South of Stonehouse Drive in the R-1A Zone. The property is designated on the Town of Ramapo Tax Map as **Section 50.69 Block 2 Lot 32**. The applicant is seeking to build a Two-Family Dwelling. The variances requested are as follows: Minimum Lot Area 8,500 SF required, 7,751 SF proposed. Lot Width: 80 feet required, 73.76 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 required; Total Side Yard: 30 feet required; 20 feet proposed. Floor Ares Ratio (FAR) 0.65% required, 0.75% proposed.

Applicant: 134 Union Estates LLC

6 Dorset Road

The subject property is located on the South side of Dorset Road, 123 feet West of Morris Road in the R-1A Zone. The property is designated on the Town of Ramapo Tax Map as **Section 50.69 Block 1 Lot 23**. The applicant is seeking to build a Two-Family Dwelling. The variances requested are as follows: Minimum Lot Area 8,500 SF required, 7,533 SF proposed. Front Yard: 25 feet required; 18.1 feet proposed; Side Yard: 15 feet required; 10 feet proposed; Rear Yard: 20 feet required; 10 feet proposed; Total Side Yard: 30 feet required; 20 feet proposed.

Applicant: Joel Salamon

23 E Castle Avenue

The subject property is located on the North side of East Castle Ave, 0 feet North of Jay Street in the R-2 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.63 Block 1 Lot 52**. The applicant is seeking for a 2-lot subdivision with Two-family on each lot. The variances requested are as follows:

Lot 1: Minimum Lot Area: 10,000 SF required, 7,500 SF proposed. Lot Width: 100 feet required, 75,67 feet proposed; Side Yard: 15 feet required; 10 feet proposed; Total Side Yard: 30 feet required; 20 feet proposed. Rear Yard 20 feet required; 18 feet proposed. Variance required, parking 5 feet to lot line.

Lot 2: Minimum Lot Area: 10,000 SF required, 7,501 SF proposed; Lot Width: 100 feet required, 64.94 feet proposed; Side Yard; 15 feet required, 10 feet proposed. Total Side Yard: 30 feet required; 20 feet proposed. Street frontage 70 feet required, 64.94 feet proposed. Variance required, parking 5 feet to lot line.

Applicant: Joseph Spitzer