

; Floor Area Ratio (FAR) 0.30% required, 0.38% proposed



VILLAGE OF SPRING VALLEY

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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 10th, 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 Area 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

31 Yale Drive LLC

The subject property is located on the South side of Yale Drive, 550 ft West of Charles Lane in the R-1A zone. The property is designated on the Town of Ramapo Tax Map as **Section 49.76 Block 1 Lot 53**. The applicant is seeking variances for a Two-family Dwelling. The variances requested are as follows: Minimum Lot Area 8,500 SF required, 9,600 SF proposed; Lot Width: 80 feet required, 80 feet proposed; Front Yard: 25 feet required, 25 feet proposed; Side Yard 15 feet required, 10 feet proposed; Rear Yard: 20 feet required, 20 feet proposed; Total Side Yard: 30 feet required, 20 feet provided; Floor Area Ratio (FAR) 0.65% required, 0.75% proposed

Applicant: Joseph Levy

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

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