



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 May 27th, 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

118,120,122 Lake Street

The subject property is located on the East side of Lake Street, 136 feet North of Allison St 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 10.1,10.3,11,12** The applicant is seeking to build a Multi-family Dwelling. The variances requested are as follows: All variances previously granted. Minimum Lot Area 20,000 SF required, 39,972 SF proposed. Lot Width: 150 feet required, 250 feet proposed; Front Yard: 30 feet required; 12.9 feet proposed; Side Yard: 20 feet required; 10 feet proposed; Rear Yard: 50 feet required; 13.6 feet proposed; Total Side Yard: 40 feet required; 20 feet proposed. Maximum Number of Stories; 3 required, 4 proposed. Maximum Height 40 feet required 45 feet proposed. Floor Area Ratio (FAR) 0.60% required, 1.18% proposed. Parking 62 Required, 43 proposed.

Applicant: ISAC AIZMAN

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 develop on three adjacent parcels along LAKE Street and Memorial Park Drive. The variances requested are as follows: Minimum Lot Area 20,000 SF required, 34,009 SF proposed. 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. Rear. Maximum Height 40 feet required 48 feet proposed. Floor Ares Ratio (FAR) 0.60% required, 1.51% proposed. No. of Units 14 required 31 proposed; Units per acre 18 required, 39.7 proposed, (35 without reduction); Parking spaces 62 required, 46 provided. Additional variances required: Spacing Between Building-Sec. 255-22 O-1 required 43 Proposed 20. 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 Ares Ratio (FAR) 0.65% required, 0.73% proposed.

Applicant: Lazar Wagschal

32 Jill Lane

The subject property is located on the East side of Jill Lane, 0 feet North of Sam Law Drive in the R-1A Zone. The property is designated on the Town of Ramapo Tax Map as **Section 49.67 Block 1 Lot 13**. The applicant is seeking a proposed local house of worship. The variances requested are as follows: - Section 255-22 H – Section 255-35 A

Applicant: Cogregation Bais Aharon Chernobyl

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 construct a new building to be used as a secondary school for religious instruction. 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 Building on a single lot, 1 required; 2 proposed. Maximum Fence Height: 6 feet required, 8 feet proposed.

Applicant: Talmud Torah Khal Adas Yereim

16 W Funston Avenue

The subject property is located on the South side of Funston Ave, 99 feet East of Madison Ave in the R-2 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.54 Block 1 Lot 22.1** The applicant is seeking for two lot subdivision with Two-Family Dwelling on each lot. The variances requested are as follows: **Lot 1** Floor Ares Ratio (FAR) 0.65% required, 1.12% proposed. **Lot 2** Floor Ares Ratio (FAR) 0.65% required, 0.97% proposed.

Applicant: 16 W Funston Avenue

9 Zeissner Lane

The subject property is located on the North side of Zeissner Lane, 250 ft West of Francis Place in the R-1A zone. The property is designated on the Town of Ramapo Tax Map as **Section 50.69 Block 2 Lot 59**. The applicant is seeking to build an addition to a Two-family Dwelling. The variances requested are as follows: Minimum Lot Width: 80 feet required, 79.33 feet proposed; Front Yard: 30 feet required, 26.2 feet proposed; Side Yard 15 feet required, 10 feet proposed; Rear Yard: 30 feet required, 19 feet proposed; Total Side Yard: 30 feet required, 20 feet provided; Floor Area Ratio (FAR) 0.65% required, 0.77% proposed

Applicant: Cong. Mosdos Zvhille Inc.

8 Dr Frank Road

The subject property is located on the East side of Dr Frank Road, Approx 0 feet South of Charles Road in the R-1A Zone. The property is designated on the Town of Ramapo Tax Map as **Section 49.76 Block 1 Lot 21**. The applicant is seeking to build a Two-Family Dwelling. The variances requested are as follows: Minimum Lot Area 8,500 SF required, 7,968 SF proposed. Lot width Charles required 90 feet, 77.71 feet proposed. Front Yard: Dr Frank Required 25 feet, 15 feet proposed. Front yard: Charles Jill required 25 feet, 16 feet proposed Side Yard: Required 15 feet, 10 feet proposed. Rear Yard: Required 20 feet, 10 feet proposed. Total side yard: required 30 feet, 10 feet proposed. Variance required from section 255-22H - Variance from Section 255-35A required.

Applicant: Yakov Ostreicher

295 Route 59

The subject property is located on the South side of Route 59, Approx 0 feet East of South Cole Ave in the R3 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.46 Block 2 Lot 1**. The applicant is seeking to build a Multi-Family Dwelling. The variances requested are as follows: Minimum Lot Area 40,000 SF required, 31,945 SF proposed. Front Yard-Route 59-required 30 feet, 17 feet proposed. Front Yard-South Cole-Required 30 feet, 15 feet proposed. Side Yard-Required 20 feet, 10 feet proposed. Rear Yard-Required 50 feet, 15 feet proposed. Floor Ares Ratio (FAR) 0.60% required, 1.02% proposed. Units per acre 13 required, 18 proposed. Parking spaces 36 required, 27 provided. Variance required from section 255-22H

Applicant: Echo National Jewish Foundation for Health Inc.

330 Roosevelt Avenue

The subject property is located on the East side of Roosevelt Ave, Approx 0 feet South of E Castle Ave in the R-2 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.64 Block 1 Lot 6 & 7**. The applicant is seeking to build a 16-unit Multi-Family Dwelling. The variances requested are as follows: Front Yard (Castle), 30 feet Required, 10 feet proposed. Front Yard (Roosevelt), 30 feet Required, 15 feet proposed. Front Yard (Central), 30 feet Required, 20 feet proposed. Parking, 30 required, 26 proposed. Unites 12.3 required, 15 proposed. A variance is also requested from the following Sections: 255-22 O

Applicant: Pessy Spitzer – YD PROPERTIES 105 LLC

25-27 Columbus Avenue

The subject property is located on the North side of Columbus Ave, 246 ft East of Route 45 in the R-2 Zone. The applicant is requesting a Zone Change to the GB Zoning District. The property is designated on the Town of Ramapo Tax Map as **Section 57.23 Block 1 Lot 27.1 & 28**. The applicant is seeking for a proposed 15-Units building. The variances requested are as follows: Minimum Lot Area 20,000 SF required, 19,494 SF proposed, with reduction 13,903 SF; Lot Width: 150 feet required, 139.83 feet proposed; Front Yard: 30 feet required, 20 feet proposed: Side Yard 20 feet required, 10 feet proposed: Rear Yard: 50 feet required, 15 proposed; Maximum Height (Stories), 3 Required, 4 Provided; Floor Area Ratio (FAR) 0.60% required, 1.14% proposed with reduction 1.59; Parking, 30 Required, 24 proposed. Aisle Width 24' required, 22' proposed; Units per Acre 18 required, 33.5 proposed, 47 with reduction

Applicant: Accurate Construction Corp