



VILLAGE OF SPRING VALLEY

Senator Eugene Levy Municipal Plaza
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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 May 13th, 2026 - 7:00 PM

Zoning Board Members

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

Pledge of Allegiance

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 (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

32 Jacaruso Drive

The subject property is located on the South side of South Jacaruso Drive, Approx 100 feet East of Babbin Road in the R-2 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 50.53 Block 2 Lot 20**. The applicant is seeking to build a One-Family Dwelling. The variances requested are as follows: Minimum Lot Area 7,000 SF required, 5,015 SF proposed. Lot Width: 70 feet required, 42.17 feet proposed; Front Yard: 25 feet required, 20 feet proposed; Side Yard: 15 feet required, 10 feet proposed; Total Side Yard: 20 feet required, 10 feet proposed. Street Frontage: 70 feet required, 42.08 feet proposed. Variance from Village Law 7-736

Applicant: Chaim and Gold Freund

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

5 Wolfe Drive

The subject property is located on the West side of Wolfe Drive, 130 ft North of Park Ave in the R-2 zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.53 Block 1 Lot 17**. The applicant is seeking to build a Two-family Dwelling. The variances requested are as follows: Minimum Lot Area 10,000 SF required, 6,293 SF proposed, 6,828 without deduction; Lot Width: 100 feet required, 58.40 feet proposed; Minimum Front Depth: 25 feet required, 22 feet proposed; Side Yard 15 feet required, 10 feet proposed; Rear Yard: 20 feet required, 17 feet proposed; Total Side Yard: 30 feet required, 20 feet provided; Floor Area Ratio (FAR) 0.65% required, 0.71% proposed

Applicant: 5 Wolfe Drive

7 Wolfe Drive

The subject property is located on the West side of Wolfe Drive, 175 ft North of Park Ave in the R-2 zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.53 Block 1 Lot 18**. The applicant is seeking to build a Two-family Dwelling. The variances requested are as follows: Minimum Lot Area 10,000 SF required, 7,434 SF proposed, 8,503 without deduction ; Minimum Front depth: 25 feet required, 22 feet proposed; Side Yard 15 feet required, 10 feet proposed; Rear Yard: 20 feet required, 17 feet proposed; Total Side Yard: 30 feet required, 20 feet provided; Floor Area Ratio (FAR) 0.65% required, 0.74% proposed

Applicant Wolfe Drive