



**CONSTRUCTION EXPEDITING**  
AND CONSULTANTS

Step by Step Guidance from Planning ... to Reality

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Hon. Moshe Hopstein, Chairman  
Zoning Board of Appeals  
Village of Spring Valley  
200 North Main Street  
Spring Valley, New York 10977

January 21, 2025

**Re: 13 Myrtle LLC (GML-24-0368)**

Dear Chairman Hopstein:

This office is representing the applicant for an application for a variance from the Zoning Board of appeals for the above-mentioned property. As part of the Board's review, it considers an December 16, 2024 review by the Rockland County Department of Planning, pursuant to Sections 239 L & M of the General Municipal Law.

With respect to Comments 1 and 2, this is a use permitted by right in the zone Sufficient on-site parking is provided, zero net runoff will be complied with and there is adequate public water and sewer capacity. The applicant will pay any sewer impact fee. The building is attractively designed and consists of three stories. The application has been reviewed by the Village Planning Consultant and Negative Declaration adopted by the Planning Board. In evaluating the variances, the Board should also note the benefits to community character, including fire sprinklers, improved landscaping, lighting and curbing and modern, energy efficient and less combustible building materials, as well as the urgent need for additional commercial space. The deviations from the bulk standards will not have any adverse impacts on the community. As part of the SEQRA review, the planning board reviewed a traffic and parking study and deemed it to be satisfactory. **Override requested.**

With respect to Comments 3 thru 6, the site plan was reviewed by the village planner and the Planning board, and will go back to the planning board for final site plan, since these are site plan comments, we defer to the planning board on the final layout of the site. **Override requested.**