



**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

June 11, 2025

**Re: 18 Collins Avenue (GML-25-0238)**

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 May 23, 2025 review by the Rockland County Department of Planning, pursuant to Sections 239 L & M of the General Municipal Law.

With respect to the Disapproval, Comment 1 and 2, the Zoning Board of Appeals previously granted similar relief on other parcels in the area. This is a use permitted by right, and the proposal is consistent with the pattern of development in the area, and the boards past precedence. There is adequate public water and sewer capacity. The applicant will pay any sewer impact fee. Sufficient on-site parking is provided. There is a village benefit associated with the development of older homes into code complying safe homes, with fire sprinkler systems, code complying parking, and landscaping. The parking layout is similar to what the board previously approved. **Override requested.**

With respect to Comment 6, an adequate code complying turnaround area has been provided, and we defer to the Zoning Board on the final parking layout. **Override requested.**

With respect to Comment 10, there is no further deduction for the DSL on this road. **Override requested.**