



Alan M. Simon
Mayor

VILLAGE OF SPRING VALLEY

Senator Eugene Levy Municipal Plaza

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Joseph Gross
Deputy Mayor
Shmuel Smith
Trustee
Yisroel Eisenbach
Trustee
Asher Grossman
Trustee

Zoning Board Agenda June 25, 2025 - 7:00 PM

Zoning Board Members

- Moshe Hopstein, Chairman
- Eliyahu Solomon
- Simon Deutsch
- Sikhou Kanouté
- Samuel Lamb
- 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

14 Dorset Road

The subject property is located on the south side of Dorset Road, 1,431 ft. east of Widman Court and is designated on the Town of Ramapo Tax Map as **Section 50.69 Block 1 Lot 27** in the **R-1A Zoning District**. The applicant is seeking to construct a new **Two – Family Dwelling**. The applicant is requesting the removal of a condition of approval requiring that the parking area be provided with a single curb cut.

Applicant: Meir Lowy

8 Linderman Lane

The subject property is located on the north side of Linderman Lane, 280 feet west of Mosier Court and is designated on the Town of Ramapo Tax Map as **Section 49.68 Block 1 Lot 35** in the **R-1A zone**. The applicant is seeking to construct 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.

Applicant: Menachem Luria

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11 Dorset Road – (continued)

The subject property is located on the north side of Dorset Road, 340 ft. west of Morris Rd. and is designated on the Town of Ramapo Tax Map as **Section 50.69 Block 1 Lot 14** in the **R-2 Zoning District**. The applicant is seeking the **construction of a Two - Family Dwelling**. The variance requested is as follows: Floor Area Ratio: 0.65%, required; 1.17% proposed.

Applicant: Jacob & Malkie Reisz

Administrative matter

1 Fox Lane – (For Decision)

The subject property is located on the west side of Fox Lane, approximately 70 feet south of Dr. Frank Road and is designated on the Town of Ramapo Tax Map as **Section 49.68 Block 2 Lot 23** in the **R-1A Zoning District**. The owner seeks **subdivide the lot into two properties** and build a **two – family dwelling on each lot**. The variances requested are as follows: **Lot #1:** Min Lot Area: 8,500 sf. required; 8,126 sf. proposed. Min Lot Width: 80 ft. required; 41.86 ft. proposed. Min Side Yard: 15 ft. required; 10 ft. proposed. Min Rear Yard: 20 ft. required; 15 ft. proposed. Total Side Yard: 30 ft. required; 20 ft. proposed. Street Frontage: 70 ft. required; 36.49 ft. proposed. Section §229-41A: 5 ft. required; 0 ft. proposed. **Lot #2:** Min Lot Area: 8,500 sf. required; 7,387 sf. proposed. Min Lot Width: 80 ft. required; 44.18 ft. proposed. Min Side Yard: 15 ft. required; 10 ft. proposed. Min Rear Yard: 20 ft. required; 15 ft. proposed. Total Side Yard: 30 ft. required; 20 ft. proposed. Street Frontage: 70 ft. required; 38.51 ft. proposed. Section §229-41A: 5ft. required, 0 ft. proposed.

Applicant: Chananya D & Esther Silber