



Alan M.  
Simon

# VILLAGE OF SPRING VALLEY

200 North Main Street  
Spring Valley, New York 10977  
Tel. (845) 352-1100 • Fax (845) 352-1164

Department of Building, Planning, and Zoning

[www.villagespringvalley.org](http://www.villagespringvalley.org)

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

Construction Expediting

June 6, 2025

RE: 8 Linderman Lane, Spring Valley, New York 10977  
Tax Map: Section 49.68, Block 1, Lot 35

Dear applicant,

Please be advised that the application for permit for the above project cannot move forward for the following reasons: the application proposes a two-family dwelling in the R-1A zoning district, which is a permitted use in the zone. The site is deficient in the following:

Minimum Side Yard of 15 feet required; 10 feet proposed.  
Minimum Total Side Yard of 30 feet required; 20 feet proposed.

We have done preliminary review of the plot plan and/or architectural plans. In addition, include the following (use the below checklist):

- ☐ Provide a survey of the current property. (on a separate sheet)
- ☐ Stormwater drainage system with details of catch basins, dry wells, retention basins including calculations resulting in zero net runoff. (on a separate sheet)
- ☐ Provide the utility plan (on a separate sheet).
- ☐ **The proposed plot plan should be submitted with separate pages in order to delineate the information provided.**
- ☐ Erosion and sedimentation control plan during and after construction, with reference to the NYS Stormwater Management Design Manual NYS DEC; as well as NY Standards and Specifications for Erosion and Sediment Control, Standards and Specifications. (on a separate sheet)
- ☐ Construction debris dumpster location.
- ☐ **If a hotbox is proposed, location should be depicted on the plot plan and should be within the bounds of the bulk requirements, otherwise it's location (in field) will trigger additional variances.**
- ☐ Provide elevations of each corner of the structure. Demonstrate what percentage of the building will be below grade level.
- ☐ Show the location of the nearest hydrant.
- ☐ Differentiate whether the structure will be a 3-story building with basement.
- ☐ **The above information to be provided shown and/or corrected on the plot plan and/or architectural plans prior to appearance before the Zoning Board of Appeals.**
- ☐ **A final survey will be required prior to issuance of a Certificate of Occupancy.**

Therefore, the application is denied. Contact the Planning and Zoning Secretary for more information. You may either correct the issues or appeal our decision by making an application to the Zoning Board of Appeals, contact the Planning and Zoning Secretary for more information. **Provide this letter to the ZBA along with your application.**

If you have any questions, please feel free to contact the Department of Building, Planning and Zoning at 845-352-1100 ext. 110.

Respectfully,

A handwritten signature in black ink, appearing to read "Dainde Laplante", is written over a horizontal line.

Dainde Laplante C.E.O  
Zoning Administrator  
CE:1001860

