

LEGAL NOTICE
VILLAGE OF SPRING VALLEY
ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Village of Spring Valley, 200 North Main St, Spring Valley, New York 10977 on the **9th day of July 2025 at 7:00 pm**, to consider the following matters:

3-5 Rosehill Oval (The Commons)

The subject property is located on the north side of Barnes ST Extension, app 150 ft east of Rose Ave in a R-2/PRD zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.24 Block 1 Lot 55**. The applicant is seeking variances for a proposed 72-unit complex consisting of two four story building with parking on the adjacent parcel to the north in Town of Ramapo. The variance requested is as follows: Floor Area Ratio: 60%, required; 191% proposed; Variance required for §A-4E (4) No living quarters shall exist below the finished grade of the ground adjoining a multifamily dwelling.

Applicant: Maby JV LLC

14 Dorset Road

The subject property is located on the south side of Dorset Road, 1,431 ft. east oof 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

330 Roosevelt Avenue (Castle Commons)

The Town of Ramapo Tax Map as **Section 57.64 Block 1 Lot 6 & 7** in the **R-2 Zoning District (the proposal requires a zone change from R-2 to GB)**. The applicant is seeking variances for a proposed 16 unit development consisting of two three-story buildings. The variance requested is as follows: Lot Width of 150 feet required; 100 feet proposed on Roosevelt Avenue, 101.19 feet proposed on Central Avenue; Front Yard Depth of 30 feet required; 11 feet proposed on East Castle Avenue, 25 feet proposed on Roosevelt Avenue, 23 feet proposed on Central Avenue; Floor Area Ratio (FAR)