



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  
Yisroel Eisenbach  
Trustee  
Shmuel Smith  
Trustee  
Asher Grossman

## PLANNING BOARD APPLICATION

**Please take notice that an application submitted to the Planning Board must include the following items:**

Application fee and escrow (see attached schedule of fees), in 2 separate checks, made payable to the

"the Village of Spring Valley".

8 - Copies of the attached application form and submission checklist.

8 - Copies of the appropriate Environmental Assessment Form (EAF).

Long Form EAF is required for all Site Plans and Subdivisions greater than 3 lots.

Short Form EAF can be used for all others (Planning Board can request the Long Forms).

8 - Copies of Proposed Subdivision Plan.

8 - Copies of Proposed Site Plan/Plot Plan.

8 - Copies of a color map showing Wetlands, Steep Slopes and Lot Count Formula

5 - Copies of a Survey, less than 2 years old, signed and sealed by a NYS licensed land surveyor.

5 - Copies of architectural elevations (front, side, rear) and floor plans prepared by a Design Professional

4 - Copies of correspondence from the Wetland Inspector (if applicable).

3 - Copies of previously granted variances (if applicable).

2 - Copies of the deed/contract of sale.

2 - Copy of authorization by owner(s) if applicant is represented by an agent or other representative.

1 - Digital Copy of Plans on Thumb/Flash Drive or email pdfs.

Electronic Submission to Janay Jordan ([jjordan@villagespringvalley.org](mailto:jjordan@villagespringvalley.org)), Dainde Laplante ([dlaplante@villagespringvalley.org](mailto:dlaplante@villagespringvalley.org)), Mike Kauker ([mdkauker@kaukerplan.com](mailto:mdkauker@kaukerplan.com)). **\*Please use the same email thread for subsequent correspondences/submittals. If a new email is required, please add the application number to the subject line.\***



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Section 1 – To be completed by Planning Department Staff	APPROVAL DATE
Subdivision:	Date:
Special Use Permit:	Date:
Appeal #:	Date:
Site Plan Approval:	Date:
Variances/Use Approved:	Date:

## Section 2 – To be completed by Applicant

\_\_\_\_\_ Subdivision      \_\_\_\_\_ Number of Lots X Site Plan Approval  
 \_\_\_\_\_ Pre-Preliminary/Sketch plat approval      X Zoning Board of Appeals  
 \_\_\_\_\_ Preliminary plat approval      X Village Board  
 \_\_\_\_\_ Final plat approval  
 \_\_\_\_\_ Conditional Use approval

### 1. Tax Map Designation(s):

Section 57.22 Block 2 Lot(s) 16

Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

### 2. Name of Project:

33 UNION ROAD

3. Project Location: On the West side of Union Road

630 feet North of North Myrtle Ave in

the Village of Spring Valley.

Project Street Address: 33 Union Road Spring Valley NY 10977

4. Nearest Intersection: North Myrtle Ave

5. Zoning District(s): GB



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School District: East Ramapo <i>East Ramapo</i>	Postal District: Spring Valley <i>Spring Valley</i>
Fire District: <i>S.V.</i>	Ambulance District: Spring Hill <i>S.V.</i>
Water District: <i>Veolia</i>	Sewer District: Rockland #1 <i>R.C.</i>

6. Name of Owner: Talmud Torah Khal Adas Yereim \_\_\_\_\_

Address: 33 Union Rd. Spring Valley, NY 10977 \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-Mail: \_\_\_\_\_

7. Name of Applicant (if different): \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-Mail: \_\_\_\_\_

8. Name of Engineer/Architect: *Brooker Engineering*

Address: *74 Lafayette Ave Suffern NY 10901*

Phone Number: *845 357 4411* E-Mail: \_\_\_\_\_

9. Name of Attorney: *Paul Baum*

Address: *155 N. Main St New City NY 10956*

Phone Number: *845 205 4556* E-Mail: *Pbaum@sbnewyorklaw.com*

### Section 3 – To be completed by Applicant

1. Number of Lots Existing: 1

2. Number of Lots Proposed: 1

i. Is any variance from the subdivision regulations required? NO

ii. Is play area going to be provided? If not money in lieu of play are required. Number of units proposed. n/a

3. Is a Special Use Permit required? \_\_\_\_\_ If so, What Type: \_\_\_\_\_

Zone Change  Zone Code Amendment  4 Story  Appendix A Use Requirements

*To allow schools in GB zone*



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4. Were any Variances Previously Granted? \_\_\_\_\_

If so, please list:

\_\_\_\_\_

5. Will the Project Require a Variance? yes

If so, Explain or attach with long form narrative:

Attached

Use Variance

Area Variance

6. Total Land Area: 1.299

7. Is the Site Currently Vacant? no

8. Number of Structures Existing On-Site: 1

List Structures: school

9. Number of Structures Proposed: 1 (2 Total)

10. Type of Structures Proposed: School

11. Is this a commercial Site Plan? \_\_\_\_\_ Square Footage: 12,418.40

Proposed Use: School

12. Number of Existing Parking Spaces: 68

13. Number of Required Parking Spaces: 48

14. Are there Wetlands, Watercourses, or Waterbodies On-Site? no

If so, Describe: \_\_\_\_\_

\_\_\_\_\_

15. Are There Floodplains or Floodways On-Site? no

If so, Describe:

\_\_\_\_\_

16. Are There Slopes On-Site That Exceed 33.3% (1:3)? no



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If so, Describe:

\_\_\_\_\_

17. What is the Total Area of Disturbance? 0.29 Acres

18. How Much Earth will be Removed from the Site? 1822 Cubic Yards

19. How Much Earth will be Imported into the Site? 0 Cubic Yards

20. Has the applicant filed an application with the Rockland County Department of Health? no

21. Has the applicant received approval from the Rockland County Department of Health? no

Date \_\_\_\_\_

22. What other approvals/permits are required? (ZBA, DPW, NYSDEC, ACOE, County Highway, NYSDOT, etc.) ZBA - v13

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Section 4 – To be completed by Applicant

Provide a Brief Narrative Describing the Proposed Project (please attach long form narrative):

see attached



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Below, please find a list of Planning Board Members and their Advisors, and their employment, business, or professional affiliation. If the property owner (or applicant, if different from the owner) is a corporation, partnership, or other business entity, each owner of a one-third (or greater) interest in the business entity shall be considered an "applicant" for purposes of this information.

## Planning Board Members

<u>Name</u>	<u>Business / Profession</u>
Chairman - Pinchus Reich	
Vice Chairman - Yitzchok Sabel	
Shmuel Baum	
Jean Simon	
Abraham Klein	
Avrum Chaim Lebrecht	
Zack Clerina	

## Planning Board Consultants

<u>Name</u>	<u>Business / Profession</u>
Dainde M Laplante	Zoning Administrator /OD Consulting & Solutions Inc.
Mike D Kauker	Planner / Kauker & Kauker
Adam McCarey	Fire Commissioner / MPM LLC
Matthew Lizotte	Village Land Use Attorney / Lizotte-Law
Colliers Engineering	Village Engineer / Colliers Engineering & Design

Please indicate the name of the Board Member or Advisor with whom you have, or have had, a familial, business, or professional relationship, the nature of the relationship, and whether the relationship remains currently in effect:

*n/a*

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## Applicant's Combined Affidavit and Certification

State of New York )  
County of Rockland ) ss.:  
Village of Spring Valley )

Mordechai Rabinovitz member of Talmud Torah Khal Adas Yereim

\_\_\_\_\_, being duly affirmed, deposes and says:

### *Applicant's Name*

I am the applicant in this matter. I make these statements to induce the Village of Spring Valley, its boards, commissions, officers, employees, and consultants, to entertain my application, knowing that the Village will rely upon the statements made herein.

1. **Verification of Facts.** All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.
2. **Consent to Enter.** I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.
3. **Affidavit Pursuant to General Municipal Law Section 809.** All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of interests set forth are disclosed to the extent that they are known to the applicant.
  - A. I certify that I am the owner, officer, member or agent of the owner, of all that certain lot piece or parcel of land and/or building described in this application **and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner** in connection with this application for the relief below set forth:
  - B. There is no state officer, Rockland County officer or employee or village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.
  - C. To the extent that the same is known to your applicant, and to the owner of subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or of the Village of



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Spring Valley in the petition, request or application or in the property of subject matter of to which it relates:

(if none, so state)

a. Name and address of officer or employee n/a

b. Nature of interest \_\_\_\_\_

c. If stockholder, number of shares \_\_\_\_\_

d. If officer or partner, nature of office and name of partnership \_\_\_\_\_

e. If a spouse or brother, sister, parent, child, grandchild or the spouse of any of these blood relatives of such state, county or town/village officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation or association having an interest in such ownership or in any business entity sharing such ownership. \_\_\_\_\_

f. In the event of corporate or limited liability company ownership: A list of all directors, officers and stockholders of each corporation or members of each limited liability company owning more than five (5%) percent of any class of stock or more than five (5%) percent beneficial interest must be attached, if any of these officers or employees of the State of New York, or of the County of Rockland, or of the Village of Spring Valley.

D. I do hereby depose and say that all the above statements and statements contained in the papers submitted herewith are true, knowing that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

4. **Reimbursement for Professional Consulting Services.** I understand that the Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan



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Alan M. Simon Department of Building, Planning, and Zoning  
New York region or pursuant to an existing contractual agreement between the

village and each such consultant for the cost of such consultant services upon receipt of the bill.

### 5. Application Fee(s)

I, Mordechai Rabinovitz member of Talmud Torah Khal Adas Yereim, have paid to the Village Clerk and/or Treasurer, the required fee for this application. (The fee is subject to the Schedule of Fees of the municipality). I shall review a copy of the zoning Local Law and Land Development Regulations and be ready and prepared to review this application when scheduled. The Village Board, Planning Board, or Zoning Board of Appeals in the review of any application described above, may refer the subject application to an engineering, planning, environmental, or other technical consultant as such Board shall deem reasonably necessary to enable it to review the application as required by law.

I agree to establish an escrow account with the Village of Spring Valley from which these consultants' fees will be paid. The escrow account will not draw interest and will be replenished upon notification by the Village. Any additional sums needed to pay the Village's consultants shall be paid prior to final action on the application. **The Village may suspend processing of the application if there is a deficiency in the escrow account.** Permits will not be issued and site plan and/or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Village.

Applicant's Signature [Signature]  
Print Applicant's Name Mordechai Rabinovitz member of Talmud Torah Khal Adas Yereim

Affirmed to before me this

24 day of March, 2025.

[Signature]  
Notary Public

SHLOMO ERPS  
Notary Public, State of New York  
NO. 01ER6387471  
Qualified in Rockland County  
Notary Commission Expires 02/Mar/20 27  
7471  
Qualified in Rockland County  
Commission Expires 02/11/20

I have received from \_\_\_\_\_ the sum of \_\_\_\_\_ on this date

\_\_\_\_\_

Secretary Planning/Secretary Zoning

Reviewed by the \_\_\_\_\_ on \_\_\_\_\_

Action Taken: \_\_\_\_\_



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## Affidavit of Ownership/Owner's Consent

State of New York )  
County of Rockland ) SS.:  
Village of Spring Valley )

I, Mordechai Rabinovitz member of Talmud Torah Khal Adas Yereim being duly affirmed, hereby  
depose and say that I reside at: 33 Union Rd Spring Valley NY 10977

in the county of Rockland in the state of NY.

I am the (\* Member ) owner in fee simple of premises located at:  
33 Union Rd Spring Valley NY 10977

described in a certain deed of said premises recorded in the Rockland County Clerks' Office in  
Liber \_\_\_\_\_ of conveyances, page \_\_\_\_\_ or as Instrument ID # \_\_\_\_\_.

Said premises have been in my/its possession since \_\_\_\_\_. Said premises are also known  
and designated on the Town of Ramapo/Clarkstown Tax Map as: section \_\_\_\_\_  
block \_\_\_\_\_ lot(s) \_\_\_\_\_.

I hereby authorize the within application on my behalf, and the statements of fact contained in  
said application are true, and agree to be bound by the determination of the Board.

Owner [Signature]  
Mailing Address 33 Union Rd Spring Valley NY 10977

Affirmed to before this  
21 day of MARCH, 2015

[Signature]  
Notary Public

SHIA T. GRUNBAUM  
Notary Public, State of New York  
No. 01-GR503044  
Qualified in Rockland County  
Commission Expires 7/5/20

\*If owner is a corporation or LLC, fill in the office held by deponent and name of corporation or LLC and  
provide a list of all directors, officers, and stockholders owning more than 5% of any class of stock and all  
members having greater than 5% beneficial interest.





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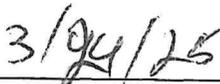
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**This checklist is provided as a guide and is for the convenience of the applicant. The Village of Spring Valley Planning Board may require additional notes or revisions prior to granting approval.**

**The undersigned agrees to the best of his or her knowledge, the submitted project plans have been prepared in accordance with this checklist.**

 \_\_\_\_\_ 

*Signature of Applicant / Agent for Applicant*

*Date*



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## 5. Application Fee(s)

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I agree to establish an escrow account with the Village of Spring Valley from which these consultants' fees will be paid. The escrow account will not draw interest and will be replenished upon notification by the Village. Any additional sums needed to pay the Village's consultants shall be paid prior to final action on the application. **The Village may suspend processing of the application if there is a deficiency in the escrow account.** Permits will not be issued and site plan and/or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Village.

Applicant's Signature

Print Applicant's Name

Mordechai Rabinovitz member of Talmud Torah Khal Adas Yereim

Affirmed to before me this

21 day of MARCH, 2023.

Notary Public

SHIA T. GRUNBAUM  
Notary Public, State of New York  
No. 01-GR5030044  
Qualified in Rockland County  
Commission Expires 7/5/26

I have received from \_\_\_\_\_ the sum of \_\_\_\_\_ on this date

\_\_\_\_\_

Secretary Planning/Secretary Zoning

Reviewed by the \_\_\_\_\_ on \_\_\_\_\_

Action Taken: \_\_\_\_\_