



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

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), Dainde Laplante (dlaplante@villagespringvalley.org), Mike Kauker (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 _____¹ Number of Lots Site Plan Approval

_____ Pre-Preliminary/Sketch plat approval Zoning Board of Appeals

_____ Preliminary plat approval _____ Village Board

_____ Final plat approval

_____ Conditional Use approval

1. Tax Map Designation(s):

Section 57.47 Block 1 Lot(s) 10

Section _____ Block _____ Lot(s) _____

2. Name of Project:

25 Van Orden

3. Project Location: On the _____ side of _____

_____ feet _____ of _____ in

the Village of Spring Valley.

Project Street Address: 25 Van Orden Ave Spring Valley NY 10977

4. Nearest Intersection: 59 And Main St

5. Zoning District(s): R3



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School District: East Ramapo	Postal District: Spring Valley
Fire District: SPRING HILL	Ambulance District: Spring Hill SPRING HILL
Water District: VEOLIA	Sewer District: Rockland #1

6. Name of Owner: 25 Van Orden Holdings LLC

Address: 1 Hillcrst Center Dr Suite 200 Spring Valley NY 10977

Phone Number: 845-659-3066 E-Mail: yossilevy2@gmail.com

7. Name of Applicant (if different): Joseph Levy

Address: 1 Hillcrest Center Dr Suite 200 Spring Valley NY 10977

Phone Number: 845-659-3066 E-Mail: yossilevy2@gmail.com

8. Name of Engineer/Architect: A. R Celentano

Address: 31 Rosman Road Theills NY

Phone Number: 845-429-5290 E-Mail: _____

9. Name of Attorney: Joe Churgin

Address: 55 Old Turnpike Road Suite 209 Nanuet, New York 10954

Phone Number: 845-624-3820 E-Mail: j.churgin@savadchurgin.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? _____

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

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

Zone Change Zone Code Amendment 4 Story Appendix A Use Requirements



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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:

See attacehd Narrative

Use Variance Area Variance

6. Total Land Area: 7500

7. Is the Site Currently Vacant? No

8. Number of Structures Existing On-Site: 1

List Structures: _____

9. Number of Structures Proposed: 1

10. Type of Structures Proposed: 3 Family

11. Is this a commercial Site Plan? No Square Footage: 7500

Proposed Use: Residential

12. Number of Existing Parking Spaces: 2

13. Number of Required Parking Spaces: 6

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? _____ Acres

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

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

20. Has the applicant filed an application with the Rockland County Department of Health? _____

21. Has the applicant received approval from the Rockland County Department of Health? _____

Date _____

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

Section 4 – To be completed by Applicant

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



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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:



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Applicant's Combined Affidavit and Certification

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

Joseph Levy, 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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Village Clerk

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

(if none, so state)

a. Name and address of officer or employee None

b. Nature of interest None

c. If stockholder, number of shares None

d. If officer or partner, nature of office and name of partnership None

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. None

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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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)

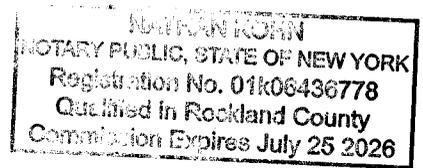
I, Joseph Levy, have paid to the Village Clerk and/or Treasurer, the required fee for this application. (The fee is subject to the Schedule of Fees of the municipality). I shall review a copy of the zoning Local Law and Land Development Regulations and be ready and prepared to review this application 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
Print Applicant's Name Joseph Levy

Affirmed to before me this
3 day of July, 2025.

Notary Public



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, Joseph Levy being duly affirmed, hereby
depose and say that I reside at: 1 Hillcrest Center Dr Suite 200

in the county of Rockland in the state of NY.

I am the (* Owner) owner in fee simple of premises located at:
25 Van Orden Ave 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 # _____.

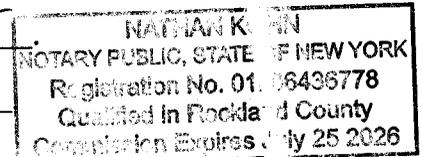
Said premises have been in my/its possession since 2024. Said premises are also known
and designated on the Town of Ramapo/Clarkstown Tax Map as: section 57.47
block 1 lot(s) 10.

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 25 Van Orden Holdings LLC - Joseph Levy
Mailing Address 1 Hillcrest center Dr Suite 200
Spring Valley NY 10977

Affirmed to before this 3 day of July, 2025

[Signature]
Notary Public



*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 that 5% beneficial interest.



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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.

Joseph Levy

7/3/2025

Signature of Applicant / Agent for Applicant

Date