



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

December 31, 2025

RE: 79 Francis Place, Spring Valley, New York 10977  
Tax Map: Section 50.69 Block 2, Lot 38

Dear applicant,

Please be advised that the application for permit for the above project cannot move forward for the following reasons: the application of 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 Lot Area of 8,500 square feet required; 7,500 square feet proposed.
- Minimum Lot Width of 80 feet required; 75 feet proposed.
- Minimum Front Yard of 25 feet required; 23 feet proposed.
- Minimum Side Yard 15 feet required; 10 feet proposed.
- Minimum Rear Yard of 20 feet required; 15 feet proposed.
- Minimum Total Side Yard 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):

- Stormwater drainage system with details of catch basins, dry wells, retention basins including calculations resulting in zero net runoff. (on a separate sheet)
- All proposed decks provide dimensions to the property line.
- Indicate on plan whether the deck will be cantilevered to the building or provided with deck posts and footings.
- Demonstrate the building's height in feet.
- The location, layout, finished grade, pavement specifications and curbing proposed for parking area.
- Provide a utility plan (on a separate sheet).
- Provide existing survey on separate sheet.**
- 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
- Elevations at the centerline of the street and reference grade at the curb along the centerline of the building. Show Elevation of each proposed floor.
- Provide average grade.
- Show the floor area of each floor including the basement.
- Provide a complete application.
- Differentiate whether the structure will be a 3-story building **with basement**.
- Please provide drainage plans as well as net-zero drainage calculations for review by the Village Engineering consultants. No drywells were proposed on the plot plan.

- The FAR calculations done from our office, based on a 3-story structure, yields a FAR of approximately 136%. Either add FAR as a variance to be requested or revise the plan to comply with the allowable FAR. Provide Floor Area Ratio calculation §255-6 FLOOR AREA RATIO - The gross floor area of all buildings on a lot divided by the area of the lot. Provide the current FAR of the existing structure.**
- 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.*
- The parking area needs to be reconfigured to the tandem style usually approved by the Zoning Board of Appeals.
- The parking area should be provided with curbing.

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,



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

CC – Zoning Secretary Kristina Berisha