



CONSTRUCTION EXPEDITING
AND CONSULTANTS

Step by Step Guidance from Planning ... to Reality

Hon. Moshe Hopstein, Chairman
Zoning Board of Appeals
Village of Spring Valley
200 North Main Street
Spring Valley, New York 10977

February 11, 2026

Re: 79 Francis Place (GML-26-0030)

Dear Chairman Hopstein:

This office is representing the applicant for an application for a variance from the Zoning Board of appeals for the above-mentioned property. As part of the Board's review, it considers an February 09, 2026 review by the Rockland County Department of Planning, pursuant to Sections 239 L & M of the General Municipal Law.

With respect to Comments 1, the Zoning Board of Appeals previously granted similar relief on other parcels in the area. This is a use permitted by right, and the proposal is consistent with the pattern of development in the area, and the boards past precedence. There is adequate public water and sewer capacity. The applicant will pay any sewer impact fee. Sufficient on-site parking is provided. There is a village benefit associated with the development of older homes into code complying safe homes, with fire sprinkler systems, code complying parking, and landscaping. The parking layout is similar to what the board previously approved. **Override requested.**

With respect to Comment 6, there is no further deduction for the DSL on this road. **Override requested.**

With respect to Comment 7, an adequate code complying turnaround area has been provided, and we defer to the Zoning Board on the final parking layout. **Override requested.**