



Schenley Vital
Mayor

VILLAGE OF SPRING VALLEY

Senator Eugene Levy Municipal Plaza
200 North Main Street
Spring Valley, New York 10977
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Yisroel Eisenbach
Deputy Mayor
Joseph Gross
Trustee
Shmuel Smith
Trustee
Yakov Yosef Kaufman
Trustee

Construction Expediting

May 11, 2026

RE: 6 Dorset Road, Spring Valley, New York 10977
Tax Map: Section 50.69 Block 1, Lot 23

Dear applicant,

Please be advised that the application for permit for the above project cannot move forward for the following reasons: an application to construct 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; 7,533 square feet proposed.
- Minimum Front Yard depth of 25 feet required; 18.1 feet proposed.
- Minimum Rear Yard of 20 feet required; 10 feet proposed.
- Minimum Side Yard of 15 feet required; 10 feet proposed.
- Total Side Yard of 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):

- ☐ Both side yard setbacks should be shown on the plot plan.
- ☐ Provide existing survey on separate sheet.
- ☐ **The FAR calculations done from our office, based on a 2-story structure, yields a FAR of approximately 100%. 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.**
- ☐ Please confirm that the entry ways to the structure are not covered. If they will be, then the front yard should be measured from the edge of the covered portion of the entry ways.
- ☐ 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.
- ☐ 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)
- ☐ Provide a complete application.
- ☐ Construction debris dumpster location.
- ☐ **Provide a complete application.**
- ☐ **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 should be provided with curbing.

Therefore, the application is denied. Contact the 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 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,

A handwritten signature in black ink, appearing to read 'Dainde Laplante', is written over a faint, circular official seal of the Village of Spring Valley. The seal contains the text 'Village of Spring Valley', 'Incorporated July 9, 1902', and 'Hub of the County'. In the center of the seal is a small illustration of a building.

Dainde Laplante C.E.O
Zoning Administrator

CC – Zoning Secretary Kristina Berisha