



Schenley Vital
Mayor

VILLAGE OF SPRING VALLEY

Senator Eugene Levy Municipal Plaza
200 North Main Street
Spring Valley, New York 10977
Tel. (845) 352-1100 • Fax (845) 352-1164

www.villagespringvalley.org

Yisroel Eisenbach
Deputy Mayor
Joseph Gross
Trustee
Shmuel Smith
Trustee
Yakov Yosef Kaufman
Trustee

Construction Expediting

May 11, 2026

RE: 96 Francis Place, Spring Valley, New York 10977
Tax Map: Section 50.69 Block 2, Lot 32

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; 7,751 square feet proposed.
- Minimum Lot Width of 80 feet required; 73.76 feet proposed.
- Minimum Front Yard depth of 25 feet required; 23 feet proposed.
- Minimum Rear Yard of 20 feet required; 15 feet proposed.
- Minimum Side Yard of 15 feet required; 10 feet proposed.
- Total Side Yard of 30 feet required; 20 feet proposed.
- Maximum Floor Area Ratio of 65% allowed; 75% 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.**
- ☐ **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 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.***
- ☐ Tandem style parking should be used.
- ☐ 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,



Dainde Laplante C.E.O
Zoning Administrator

CC – Zoning Secretary Kristina Berisha

