



VILLAGE OF SPRING VALLEY

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

Alan M. Simon

Department of Building, Planning, and Zoning

www.villagespringvalley.org

Joseph Gross
Deputy Mayor
Yisroel Eisenbach
Trustee
Shmuel Smith
Trustee
Asher Grossman

ZONING BOARD of APPEALS APPLICATION

Please take notice that an application submitted to the Zoning Board Appeals 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".

Copies of the attached application form and submission checklist.

8 - Copies of Proposed Site Plan/Plot Plan.

8 - Copies of a color map showing Wetlands, Steep Slopes and Lot Count Formula

10 - 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 (if provided/or applicable)

4 - Copies of correspondence from the Wetland Inspector (if applicable).

1 - Copy 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 and all documents on Thumb/Flash Drive or email pdfs.

Electronic Submission to Kristina Berisha kberisha@villagespringvalley.org, Dainde Laplante (dlaplante@villagespringvalley.org). ***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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8. Name of Engineer/Architect: Anthony R. Celentano

Address: 31 Rosman Road Thiells NY 10984

Phone Number: 845 429 5290 E-Mail: jkcelentano@gmail.com

9. Name of Attorney: Jim Lica

Address: 55 old Turnpike Rd building 6 Smithtown NY

Phone Number: 845-357 4242 E-Mail: licatacanklin@gmail.com

Section 3 – To be completed by Applicant

Application, petition, or request is hereby submitted for:

☒ Area Variance from the requirement of Section GB-B-10-2, 3, 6, 4, 7, 8,
+ Parkings

☐ Use Variance from the requirement of Section _____;

☐ Review of an administrative decision of the Building Inspector (§255-56 (E));

☐ Review of an administrative decision of the Building Inspector (§255-56 (E));

☐ An order to issue a Certificate of Occupancy;

☐ An order to issue a Building Permit;

☐ An interpretation of the Zoning Ordinance or Map;

☐ Certification of an existing non-conforming structure or use;

☐ Other (explain);

To permit construction, maintenance and use of

Commercial Building



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Section 1 – To be completed by Zoning Department Staff	APPROVAL DATE
Appeal #:	Date:
Area Variances/Use Approved:	Date:

Section 2 – To be completed by Applicant

_____ Subdivision _____ Number of Lots _____ Site Plan Approval

Zoning Board of Appeals ☐ Use Variance ☐ Area Variance

1. Tax Map Designation(s):

Section 50, 79 Block 2 Lot(s) 2

Section _____ Block _____ Lot(s) _____

2. Name of Project:

Spring Gardens

3. Project Location: On the 192 West side of _____

_____ feet _____ of _____ in
the Village of Spring Valley.

Project Street Address: 192 North Main st Spring Valley NY 10977

4. Nearest Intersection: Ewing Ave Spring Valley NY 10977

5. Zoning District(s): Spring Valley

Contact Information:

6. Name of Owner: Benjamin Amona

Address: 14 Glen Eagle ct New City NY 10956

Phone Number: 914 629-8080 E-Mail: ben10954@aol.com

7. Name of Applicant (if different): _____

Address: _____

Phone Number: _____ E-Mail: _____



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Previous Appeal:

- a. A previous appeal ___ has, or X has not, been made with respect to this property.
- b. Such appeal was in the form of:
 ___ An AREA Variance; or
 ___ A USE Variance; or
 ___ Appeal from decision of Village Official or Officer; or
 ___ Interpretation of Zoning Ordinance or Map; or
 ___ Other
- c. The previous appeal described above was appeal number _____, dated _____ and was _____ (Granted/Denied).

School District: East Ramapo	Postal District: Spring Valley
Fire District: <u>Spring Valley</u>	Ambulance District: Spring Hill
Water District: <u>Viola</u>	Sewer District: Rockland #1



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A. AREA VARIANCE (This section to be completed only for an AREA variance. Copy this page if additional lots are proposed or if additional pages are needed.)

This application seeks a variance from the provisions of Article B-10 GB District

Sections (s) 2, 3, 4, 6, 7, 8, Parking. Specifically, the applicant seeks a variance from the requirements from:

Section 50.79, Block 2, Lot 2.

Set Backs*	Required	Provided
------------	----------	----------

LOT AREA

LOT WIDTH	<u>main street</u>	<u>105'</u>	<u>99.33'</u>
STREET FRONTAGE			
FRONT YARD		<u>30'</u>	<u>10'</u>
SIDE YARD		<u>15'</u>	<u>10'</u>
REAR YARD			
TOTAL SIDE YARD		<u>30'</u>	<u>10'</u>
BUILDING HEIGHT		<u>35'</u>	<u>50'</u>
NUMBER OF STORIES			
NUMBER OF STORIES (FEET)			
FLOOR AREA RATIO		<u>0.3</u>	<u>1.08</u>
NUMBER OF PARKING SPACES		<u>59</u>	<u>37</u>
ENLARGEMENT OF A NON-CONFOROMING USE			

*e.g., dimensions.



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1. Is the requested variance(s) the minimum necessary to relieve the practical difficulty or economic injury? Yes

2. Is the variance(s) substantial in relation to the zoning code? No

Explain: original plan was larger and relocated
As per Planning Board.

3. Will a substantial change be produced in the character of the neighborhood, or a substantial detriment to adjoining property owners be created, if this variance is granted? No

Explain: Area is commercial buildings next
Door.

4. Can the alleged practical difficulty or economic injury be overcome by some method other than a variance? NO

Explain: Stream on Lot.

5. Will the granting of this variance affect the health, safety, or welfare of the neighborhood or community? NO

Explain: Neg Dec Approved. All Environment
Issues Addressed & meeting with PB.

6. Will there be any affect on governmental facilities or services if this variance is granted? No

Explain: utilities in Area

7. Other factors I/we wish the Board to consider in this case are



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B. USE VARIANCE (*this section to be completed for a USE variance. Use additional pages, if needed.*)

1. This property cannot be used for any uses currently permitted in this zone because:

2. The problem with this property is due to unique circumstances and not to the general conditions of the neighborhood in that:

3. The use requested by this variance will not alter the essential character of the neighborhood in that:

4. The amount paid for the entire parcel was: _____

5. The date of purchase of the property was: _____

6. The present value of the entire property is: _____

7. The monthly expenses attributed to normal and usual maintenance of the property are:

8. The annual taxes on the property are: _____

9. The current income from the property is: 0

10. The amount of mortgages and other encumbrances on the property in question is:

- a. Date of Mortgage: _____
b. Scheduled maturity (payoff) date: _____
c. Present monthly payment amount: _____
d. Current principal balance: _____
e. Current interest rate: _____



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11. Other factors I/we wish the Board to consider in this case are:

C. APPEAL OF DECISION OF BUILDING INSPECTOR *(This section to be completed for an appeal, only. Use additional pages, if needed.)*

1. Name and position of official making the decision:

2. Nature of decision:

3. The decision described above is hereby appealed because:

D. INTERPRETATION OF ZONING CODE *(This section to be completed for an interpretation, only. Use additional pages, if needed.)*

1. Section(s) to be interpreted: _____

2. An interpretation of the Zoning Code is requested because:

Additional Information

1. Total Land Area: _____ 17,064 S.F.

2. Is the Site Currently Vacant? Yes

3. Number of Structures Existing On-Site: None



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List Structures: _____

4. Number of Structures Proposed: One

5. Type of Structures Proposed: Commercial Building

6. Is this a commercial Site Plan? Yes Square Footage: _____

Proposed Use: Commercial Building

7. Number of Existing Parking Spaces: 37

8. Number of Required Parking Spaces: 59.79 - 2 - 2

9. Are there Wetlands, Watercourses, or Waterbodies On-Site? No

If so, Describe: _____

10. Are There Floodplains or Floodways On-Site? No

If so, Describe: _____

11. Are There Slopes On-Site That Exceed 33.3% (1:3)? No

If so, Describe: _____

12. What is the Total Area of Disturbance? 14,195 Acres

13. How Much Earth will be Removed from the Site? None Cubic Yards

14. How Much Earth will be Imported into the Site? None Cubic Yards

15. Has the applicant filed an application with the Rockland County Department of Health? Yes

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

Date _____



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17. What other approvals/permits are required? (PB, DPW, NYSDEC, ACOE, County Highway, NYSDOT, etc.) _____ NONE

Section 4 – To be completed by Applicant

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

see Attached

Alan M. Simon

Department of Building, Planning, and Zoning

Below, please find a list of Zoning 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.

Zoning Board of Appeals Members

Name	Business / Profession
------	-----------------------

Chairman – Moshe Hopstein

Vice Chairman – Eliyahu Solomon

Simon Deutsch

Samual Lamb

Sikhou Kanoute

Eli Gold - Alternate

Zoning Board Consultants

Name _____ Business / Profession _____

Dainde M Laplante Zoning Administrator /OD Consulting & Solutions Inc.

Mike D 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)

Benjamin Amora, 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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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 _____
- c. If stockholder, number of shares _____
- d. If officer or partner, nature of office and name of partnership _____
- 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. _____
- 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, Binyamin Amora, 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

Affirmed to before me this

13th day of November, 2025.

Notary Public

IRIS C. CALDERA
Notary Public, State of New York
Qualified in Rockland County
Reg. No. 01CA6162343
My Commission Expires March 12, 2027

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, Binyamin Amora, being duly affirmed, hereby
depose and say that I reside at: 14 Glen Eagles Ct

New City NY 10956
in the county of Rockland in the state of New York

I am the (*Binyamin Amora) owner in fee simple of premises located at:

192 North Main St 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 _____. Said premises are also known
and designated on the Town of Ramapo/Clarkstown Tax Map as: section 52.79
block 2 lot(s) 2.

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.

IRIS C. CALDERA

Notary Public, State of New York

Qualified in Rockland County

Reg. No. 01CA6162343

My Commission Expires March 12, 2027

Owner Binyamin Amora

Mailing Address 14 Glen Eagles Ct
New City NY 10956

Affirmed to before this

15th day of November, 2025.

Alan M. Simon
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 than 5% beneficial interest.