



VILLAGE OF SPRING VALLEY

Senator Eugene Levy Municipal Plaza
200 North Main Street
Spring Valley, New York 10977
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Trustee

Schenley Vital
Mayor

Construction Expediting

March 6, 2026

RE: 18 Sam Law, Spring Valley, New York 10977
Tax Map: Section 49.68 Block 1, Lot 47

Dear applicant,

Please be advised that the application for permit for the above project cannot move forward for the following reasons: the application a new 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 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% permitted; 73% proposed.

We have done preliminary review of the plot plan and/or architectural plans. In addition, include the following (use the below checklist):

- ☐ 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.
- ☐ 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 utility plan (on a separate sheet).
- ☐ **Provide existing survey on separate sheet.**
- ☐ 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.
- ☐ 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.
- ☐ The parking area should be provided with a turnaround.

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

