

**Spring Gardens
192 N. Main Street
Spring Valley, NY 10977**

Village of Spring Valley

200 N. Main Street

Spring Valley, NY 10977 February 6, 2026

Re: Property Description and Proposed Development

192 N. Main Street, Spring Valley, NY 10977

To Whom It May Concern,

This letter is submitted to provide a general description of the property located at **192 N. Main Street, Spring Valley, New York**, and to outline the proposed development for informational purposes.

The subject property is currently a **vacant lot** located within the **G-B (General Business)** zoning district and fronts North Main Street, a corridor primarily developed with commercial and office uses.

The proposed development consists of a four-story commercial office building with a total gross floor area of approximately 15,352 square feet. The first floor is proposed to include warehouse and storage space to support building operations, while the upper three floors will contain multiple professional office suites intended for general commercial use.

Due to the physical characteristics of the lot and the scope of the proposed development, zoning variances will be required in order to proceed. These variances relate to dimensional requirements, building height, parking, and overall site layout, and will be addressed through the appropriate Village approval process.

Please note that the **site plan for this project was presented to the Village of Spring Valley Planning Board and has been approved.**

This letter is intended solely to describe the property and the proposed development in general terms.

Thank you for your time and consideration.

Respectfully submitted,

Binyamin Amona

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