



Alan M. Simon  
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](http://www.villagespringvalley.org)

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

## Village of Spring Valley Zoning Board Agenda April 9, 2025 - 7:00 PM

### Zoning Board Members

- Moshe Hopstein, Chairman
- Eliyahu Solomon
- Simon Deutsch
- Sikhou Kanouté
- Samuel Lamb
- Eluzer Gold (Alternate)

### **Pledge of Allegiance**

#### 3 Jacaruso Drive

The subject property is located on the north side of Jacaruso Drive, 91 ft. east of South Rigaud Road and is designated on the Town of Ramapo Tax Map as **Section 50.53 Block 2 Lots 42** in the **R-2 Zoning District**. The applicant is seeking to construct an **Addition to a Single – Family Dwelling**. The variances requested are as follows. Min Side Yard: 15 ft. required; 7 ft. proposed. Total Side Yard: 20 ft. required; 7 ft. proposed. **Applicant: Motty Neugarten**

#### 53 South Main Street

The subject property is located on the west side of South Main Street, 455 ft. south Route 59 and is designated on the Town of Ramapo Tax Map as **Section 57.55 Block 1 Lots 10** in the **POR Zoning District**. The applicant is seeking to construct a **Retaining Wall Surround for a 16 – Unit Multi – Family Dwelling**. The variances requested are as follows: § 255-22G (1): Front Yard 4 ft., Side Yard 6 ft., Rear Yard 6 ft. required; Front Yard 6 ft., Side Yard 10 ft., Rear Yard 10 ft. proposed. **Applicant: Israel Taubenfeld**

#### 14 Dorset Road

The subject property is located on the south side of Dorset Road, 1,431 ft. east of Widman Court and is designated on the Town of Ramapo Tax Map as **Section 50.69 Block 1 Lot 27** in the **R-1A Zoning District**. The applicant is seeking to construct a new **Two – Family Dwelling**. The variances requested are as follows: Min Lot Area: 8,500 sf. required; 8,400 proposed. Min Front Yard: 25 ft. required; 12 ft. proposed. Min Side Yard: 15 ft. required; 10 ft. proposed. Total Side Yard: 30 ft. required; 20 ft. proposed. **Applicant: Meir Lowy**

#### 6 Trumper Road

The subject property is located on the east side of Trumper Road, 200 ft. north of Stonehouse Drive and is designated on the Town of Ramapo Tax Map as **Section 50.70 Block 1 Lot 37** in the **R-1A Zoning District**. The applicant is seeking to construct and install a **Semi – Inground Swimming Pool**. The variances requested are as follows: § 255-21 (C) (5): Min Side Yard: 10 ft. required; 0 ft. proposed. Min Distance from Principal Building: 10 ft. required; - (2) ft. proposed. **Applicant: Asher Grossman**

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## 10 Dorset Road

The subject property is located on the south side of Dorset Road, 331 ft. west of Morris Road and is designated on the Town of Ramapo Tax Map as **Section 50.69 Block 1 Lot 25** in the **R1 Zoning District**. The applicant is seeking to construct an **Addition to a Single-Family Dwelling**. The variances requested are as follows: Min Side Yard: 15 ft. required; 10 ft. proposed. Min Rear Yard: 20 ft. required; 15 ft. proposed (10 ft. deck proposed, making minimum rear yard: 5 ft.). Parking Space Size: 9 ft. wide required; 8.6 ft. wide proposed. **Applicant: Abraham Spir**

## 1 Fox Lane

The subject property is located on the west side of Fox Lane, approximately 70 feet south of Dr. Frank Road and is designated on the Town of Ramapo Tax Map as **Section 49.68 Block 2 Lot 23** in the **R-1A Zoning District**. The owner seeks to raze the existing dwelling, **subdivide the lot into two properties** and build a **two-family dwelling on each lot**. The variances requested are as follows: **Lot #1**: Min Lot Area: 8,500 sf. required; 8,126 sf. proposed. Min Lot Width: 80 ft. required; 41.86 ft. proposed. Min Side Yard: 15 ft. required; 10 ft. proposed. Min Rear Yard: 20 ft. required; 15 ft. proposed. Total Side Yard: 30 ft. required; 20 ft. proposed. **Lot #2**: Min Lot Area: 8,500 sf. required; 7,387 sf. proposed. Min Lot Width: 80 ft. required; 44.18 ft. proposed. Min Side Yard: 15 ft. required; 10 ft. proposed. Min Rear Yard: 20 ft. required; 15 ft. proposed. Total Side Yard: 30 ft. required; 20 ft. proposed.

**Applicant: Chananya D & Esther Silber**

## 324 Route 59 – Hamaspik of Rockland

The subject property is located on the north side of Route 59, 0 ft. east of Yatto Lane and is designated on the Town of Ramapo Tax Map as **Section 57.45 Block 1 Lot 18** in the **POR Zoning District**. The applicant is seeking to construct a **Three – Story, 36,000 sq ft Building w/Basement**, acquiring lot 57.45-1-19 for parking. The variances requested are as follows: Floor Area Ratio: 0.30 % required; 0.65% proposed. Parking Spaces: 258 required; 129 proposed. **Applicant: Joel Freund**

## 8 East Castle Avenue

The subject property is located on the south side of East Castle Avenue, 0 ft. west of John Street and is designated on the Town of Ramapo Tax Map as **Section 57.63 Block 1 Lot 32** in the **R-2 Zoning District**. The applicant is seeking a **Two – Lot Subdivision** and construction of a **Two – Family Dwelling on each lot**. The variances requested are as follows: **Lot 1**: Min Lot Area: 10,000 sf required; 5,900 sf. proposed. Min Lot Width: 105 ft. required; 59 ft. proposed (Castle). Min Lot Width: 105 ft. required, 100 ft. proposed (John). Min Front Yard: 25 ft. required; 20 ft. proposed (Castle). Min Front Yard: 25 ft. required; 18 ft. proposed (John). Min Side Yard: 15 ft. required; 10 ft. proposed. Min Rear Yard: 20 ft. required; 15 ft. proposed. **Lot 2**: Min Lot Area: 10,000 sf. required; 5,100 sf. proposed. Min Lot Width: 100 ft. required, 51 ft. proposed. Min Front Yard: 25ft. required, 20 ft. proposed. Min Side Yard: 15ft. required; 10 ft. proposed. Min Rear Yard: 20 ft. required; 15ft. proposed. Min Total Side Yard: 30 ft. required, 20 ft. proposed. Min Street Frontage 70 ft. required; 51 ft. proposed.

**Applicant: SCN Trust**