

; Floor Area Ratio (FAR) 0.30% required, 0.38% proposed



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

Shenley Vital
Mayor

Yisroel Eisenbach
Deputy Mayor

Joseph Gross
Trustee

Shmuel Smith
Trustee

Yakov Yosef
Kaufman
Trustee

Village of Spring Valley Zoning Board Agenda July 8th, 2026 - 7:00 PM

Zoning Board Members

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

Pledge of Allegiance

27 S Madison Avenue

The subject property is located on the West side of Madison Ave, 209 feet South of NYS Route 59 in the PRD Zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.46 Block 2 Lot 25** The applicant is seeking to build a 13-unit Multi-family Dwelling. The variances requested are as follows: Minimum Lot Area 20,000 SF required, 19,979 SF proposed. Lot Width: 150 feet required, 100 feet proposed; Front Yard: 30 feet required; 20 feet proposed; Side Yard: 20 feet required; 10 feet proposed; Rear Yard: 50 feet required; 15 feet proposed; Number of units 10 required, 13 proposed. Floor Area Ratio (FAR) 0.60% required, 1.02% proposed. Parking 26 Required, 20 proposed.

Applicant: Behy LLC as Contract Vendee

9 Marman Place

The subject property is located on the south side of Marman Place, zero feet west of Twin Avenue and is designated on the Town of Ramapo Tax Map as **Section 50.78 Block 1 Lot 26** in the **R-2 zone**. The applicant is seeking to construct a Single-Family Dwelling. The variances requested are as follows: Lot area: 9,000 sq. ft. required; 2,903 sq. ft. proposed. Lot width: 90 ft. required; 17.6 ft. proposed (Twin Avenue). Front yard: 25 ft. required; 5 ft. proposed (Marman Place). Side yard: 15 ft. required; 5 ft. proposed. Rear yard: 20 ft. required; 8 ft. proposed. Total side yard: 30 ft required; n/a. Floor area ratio: 0.65% required; 0.84% proposed. §255-22 (H) Visibility of intersection - Variance required.

Applicant: Aharon Friedman