



VILLAGE OF SPRING VALLEY

Senator Eugene Levy Municipal Plaza

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Shenley Vital
Mayor

Yisroel Eisenbach
Deputy Mayor

Joseph Gross
Trustee

Shmuel Smith
Trustee

Yakov Yosef
Kaufman
Trustee

Village of Spring Valley Zoning Board Agenda August 12th, 2026 - 7:00 PM

Zoning Board Members

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

Pledge of Allegiance

49 Twin Avenue

The subject property is located on the West side of Twin Ave, Approx 30 feet South of Marman Place in the R-2 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 50.78 Block 1 Lot 20**. The applicant is for Local house of worship. The variances requested are as follows: Lot Area: 25,000 SF required; 11,707 SF proposed. Lot Width: 100 feet required, 61.81 feet proposed. Side Yard: 20 feet required, 4.1 feet proposed. Rear Yard: 40 feet required, 35.6 proposed. Total Side Yard 40' required, 19.1' proposed. Back Up Aisle 24 feet required, 22.5 feet proposed. Floor Area Ratio (FAR) 0.30% required, 0.53% proposed. Parking spaces 34 required, 10 proposed. Variance required from section 255-22H - 255-35A.

Applicant: 49 Twin Ave LLC

29-35 Summit Avenue

The subject property is located on the West side of Summit Ave, Approx 100 feet North of Park Ave in the R-4 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.53 Block 1 Lot 5,6.1,6.2,6.3 &7**. The applicant is for a proposed 66-unit Building. The variances requested are as follows: Front Yard, 30 feet Required, 21 feet Proposed. Side Yard: 20 feet required, 0 feet proposed. Rear Yard: 50 feet required, 13 feet proposed. Total Side Yard 40' required, 10 feet proposed. Floor Area Ratio (FAR) 100% required, 1.81% proposed. Parking spaces 132 required, 80 proposed. A Variance will also be required from Section 255-22-0(1) for separation between buildings 45 feet required 20 feet provided. Max unit allowed 61 required, 66 proposed.

Applicant: Nexus Realty NY LLC

48 West Street

The subject property is located on the East side of West Street, 0 feet South of Murin Street in the PLI Zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.38 Block 1 Lot 7,8 & 9**. The application is for Local house of worship on Lot 1 and an existing single-family dwelling to remain on Lot 2. The variances requested are as follows: **Lot 1-Local House of Worship**: Minimum Lot Area: 25,000 SF required, 12,266 SF proposed. Lot Width West: 125 feet required, 87.86 feet proposed; Front Yard West: 35 feet required. 15 feet proposed. Front Yard Murin: 35 feet required. 20 feet proposed. Rear Yard: 40 feet required, 10 feet proposed. Max stories 3 required, 4 provided. Max height 35 feet required, 46 feet proposed. Floor Area Ratio: 0.30% required, 0.86% proposed. Parking 53 required, 19 provided. Aisle Back 24 feet required, 22 feet proposed. Variance required from section 255-35 A. Variance required from section 255-22 H. **Lot 2-Existing Single-Family** Minimum Lot Area: 8,500 SF required, 4,900 SF proposed. Lot Width: 80 feet required, 50 feet proposed. Front Yard: 25 feet required; 21.3 feet proposed. Side Yard: 15 feet required, 10 feet proposed. Rear Yard: 20 feet required; 15 feet proposed. Total Side Yard: 30 feet required; 20 feet proposed. Street Frontage 70 feet required; 50 feet proposed. Floor Area Ratio: 0.65% required, 0.74% proposed.

Applicant: 48 West Street