



Shenley Vital
Mayor

VILLAGE OF SPRING VALLEY

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Yisroel Eisenbach
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Yakov Yosef
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Trustee

Village of Spring Valley Zoning Board Agenda July 29th, 2026 - 7:00 PM

Zoning Board Members

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

Pledge of Allegiance

87 S Main Street

The subject property is located on the West side of Main Street, Approx 0 feet North of Singer Ave in the POR Zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.63 Block 1 Lot 1** The applicant is proposing a Three-Story office building with a basement. The variances requested are as follows: Lot Area: 10,000 SF required; 9,316 SF proposed. Lot Width Main; 100 feet required, 78 feet proposed. Front Yard Main: 30 feet required, 20 feet proposed. Side Yard: 15 feet required, 10 feet proposed. Rear Yard: 20 feet required, 10 proposed. Floor Area Ratio (FAR) 0.30% required, 0.80% proposed. Parking spaces 30 required, 15 proposed. 255-35A 255-22H

Applicant: 87 South Main LLC

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

17 Division Avenue

The subject property is located on the North side of Division Ave, 0 feet South of John Street in the R-2 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.63 Block 1 Lot 17**. The applicant is seeking for a 2-lot subdivision with Two-family on each lot. The variances requested are as follows: **Lot 1:** Minimum Lot Area: 10,000 SF required, 6,926 SF proposed. Lot Width: 100 feet required, 66.38 feet proposed; Side Yard: 15 feet required; 10 feet proposed; Total Side Yard: 30 feet required; 20 feet proposed. Rear Yard 20 feet required; 10 feet proposed. Street Frontage 70 feet required; 63.5 feet proposed. **Lot 2:** Minimum Lot Area: 10,000 SF required, 6,926 SF proposed; Lot Width: 105 feet required, 102.63 feet proposed for Division and 66.38 feet for John. Front Yard: 25 feet required; 10 feet proposed for Division and 23 feet for John. Side Yard: 15 feet required, 10 feet proposed; Rear Yard: 20 feet required; 10 feet proposed. Total Side Yard: 30 feet required; 10 feet proposed. Variance required from Section 255-22H

Applicant: Moses Friedman as Contract vendee

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