



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 August 26th, 2026 - 7:00 PM

Zoning Board Members

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

Pledge of Allegiance

5 Charlotte Place

The subject property is located on the South side of Charlotte Place, 0 feet East of Paiken Drive in the R-2 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.21 Block 1 Lot 9**. The applicant is seeking to build a Two-Family Dwelling. The variances requested are as follows: Minimum Lot Area 10,000 SF required, 6,040 SF proposed. Lot Width: 100 feet required, 60 feet proposed; Front Yard: 25 feet required; 16.6 feet proposed; Side Yard: 15 feet required; 10 feet proposed; Rear Yard: 20 feet required; 15 feet required; Total Side Yard: 30 feet required; 20 feet proposed. Floor Ares Ratio (FAR) 0.65% required, 0.73% proposed. Street Frontage 70 feet required; 64.85 feet proposed.

Applicant: Joseph Goldberg

12 Merrick Drive

The subject property is located on the South side of Merrick Ave, 170 feet East of Elener Lane in the R-1A Zone. The property is designated on the Town of Ramapo Tax Map as **Section 50.53 Block 2 Lot 7**. The applicant is seeking to build a Two-Family Dwelling. The variances requested are as follows: Minimum Lot Area 8,500 SF required, 8,493 SF proposed. Side Yard: 15 feet required; 10 feet proposed; Total Side Yard: 30 feet required; 20 feet proposed.

Applicant: Hershy Oberlander as contract vendee

76 West Street

The subject property is located on the East side of West Street, 220 feet North of Maple Avenue in the R-2 Zone. The property is designated on the Town of Ramapo Tax Map as **Section 57.30 Block 1 Lot 4,15.1**. The applicant is seeking for Accessory Parking + Limited Storage Serving Hatazlacha Grocery (80 West Street)

Applicant: Mordechai Grunsweig

“Old business”.

29-31 Singer Avenue : Section 57.62, Block 1, Lots 2 & 3

Request by Sam Wettenstein for reaffirmation of area variances previously granted by the Zoning Board of Appeals on July 24, 2024, and for one additional variance permitting first-floor patios to project closer than five feet to the side lot line, in connection with a revised site plan for a 16-unit multifamily residential development. The updated plan consolidates the project into a single four-story building (replacing the prior two-building layout), improves on-site vehicular circulation, adds a play area, and maintains the same unit count and density. The Planning Board reaffirmed its Negative Declaration on July 30, 2026, and referred the revised application to the Zoning Board for confirmation of the variances. Updated site plan and drainage calculations prepared by Celentano Engineering, PLLC, have been submitted.