

August 21, 2026

Hon. Mayor Schenley Vital, and  
Members of the Village Board of Trustees  
Village Hall  
200 N Main St.  
Spring Valley, New York 10977

**Re: 29-31 Singer Ave;  
Request for Review and Reaffirmed Rezoning & Special Permit**

Dear Mayor Vital and Members of the Village Board of Trustees:

This Firm, in coordination with Celentano Engineering, PLLC, represents Sam Wettenstein (“Applicant”), the owner of the above referenced real property further identified on the Town of Ramapo tax map as Section 57.62, Block 1, Lots 2 and 3 (collectively the “Property” or “Site”) in connection with a proposal to develop the Property with a 16-unit multifamily residential apartment building (“Proposed Development” or “Project”).

As your Board will recall, your Board previously granted a rezoning for the Project site to the R3 Zoning District in which multifamily buildings are permitted by right, on November 13, 2023, following the Planning Board’s issuance of a Negative Declaration pursuant to the New York State Environmental Quality Review Act. In April 2024, your Board granted a Special Permit for the multifamily apartment buildings. Since then, the Applicant and Engineer for the Project have determined a better layout for the Site, which improves on-site circulation, does not change the Project density/unit count, and requires essentially the same variances as the earlier iteration of the Project.

On July 30, 2026, the Planning Board reaffirmed its Negative Declaration and determination of non-significance for the updated Project, and referred the Project to your Board for confirmation of the rezoning and Special Use Permit.

Enclosed herewith and for your consideration, please find:

- (1) Updated Site Plan, prepared by Celentano Engineering, PLLC; and
- (2) Updated Drainage Calculations, prepared by Celentano Engineering, PLLC.

Accordingly, we respectfully request that your Board review the updated materials and confirm the rezoning and Special Use Permit for the improved Project. We respectfully submit that it is appropriate to reissue a Special Use Permit under these circumstances. Following a

confirmation of the rezoning and Special Use Permit we would proceed to the Zoning Board of Appeals to confirm the variances.

### **Prior Project and Approvals**

As you know, the Project that your Board granted a rezoning and Special Use Permit for began with an application to rezone the Property from the R-2 Zoning District to the R-3 Zoning District to permit the development of two four-story multifamily apartment buildings, with each unit being a 4-bedroom unit, on the 0.67-acre Property. One proposed 10-unit building was situated on the north, or back, of the Property, while the other proposed 6-unit building was situated on the South, or front, of the Property. These multifamily buildings are permitted by right in the R-3 Zoning District, while a Special Permit from your Board was required for 4-bedroom units and a 4-story building. Between the two buildings was a horseshoe shaped driveway with access from two curb cuts located on Singer Avenue. The adjacent properties consist of an existing three-story multifamily dwelling to the north, an existing parking lot and two three-story two-family dwellings to the east, and another multifamily dwelling to the west.

### **Current Project**

The main change to the Project is number of buildings and the Site Plan Layout. The new Site Plan has been revised to include one four-story building with eight two-family units. This is the same number of units previously approved. You will see that the new Site Plan layout has the building along the northwest perimeter of the Property. These two-family units will be more consistent with the neighboring two-family buildings. The new driveway and parking area is located in front of the buildings as opposed to the prior horseshoe design. This offers several advantages including increased vehicular circulation on Site. The new Site Plan layout also made it possible for the inclusion of a 1,500 square foot play area. Furthermore, the new Site Plan layout includes the same number of drywell systems for drainage and stormwater management. The Applicant's engineer has investigated this and determined that the Site has the same ability to handle stormwater and that the environmental impacts are all the same. All of these things result in either the same impacts or lesser impacts compared to the prior Site Plan layout.

### **Confirmation of Rezoning to the R3 Zoning District**

We respectfully submit that once your Board granted the rezoning to the R3 Zoning District on November 13, 2023, the Property was effectively rezoned and remains as such to this day. In an abundance of caution, we are respectfully requesting that your Board confirm the rezoning.

### **Reaffirmance of Special Use Permit**

A Special Use Permit is required for multifamily buildings with units proposed with 4 or more bedrooms. Under Village Code § 225-27.1, when considering whether to grant a developer the ability to construct units with four or more bedrooms, the Village Board "shall consider whether the construction of such units is likely to cause excess density in the area, create a need for additional parking, whether the property can otherwise safely accommodate the number of

bedrooms proposed and other relevant matters.” Respectfully, the update Project has the same number of units as the prior iteration of the Project, which your Board granted a Special Use Permit for. There would be no increase in density or required parking, and, as shown by the Applicant’s previously provided a traffic analysis, prepared by Colliers Engineering and Design, shows that the traffic generated by the Project will not result in a significant impact on area roadways. Furthermore, and as explained above, the new driveway layout offers significantly better vehicular circulation, which would decrease the potential for vehicular congestion both on- and off-site.

Accordingly, for the same reasons why your Board granted a Special Use Permit to permit the creation of 4-bedroom units, your Board should, respectfully, grant a Special Use Permit here because the density, traffic, and parking are all the same and were previously sufficient to your Board.

### **CONCLUSION**

We are looking forward to discussing the Project, rezoning confirmation, and Special Use Permit with your Board. Please let us know if you have any questions.

Respectfully submitted,

ZARIN & STEINMETZ LLP

By:   
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Aaron N. Warner, Esq.

cc: Matthew Lizzotte, Esq.  
Land Use Village Attorney for the Village of Spring Valley  
Walnut Ventures LLC  
Celentano Engineering, PLLC