2 Singer Ave
The subject property is located on the south side of Singer Ave, 0 ft east from the intersection of Singer Ave and Sherwood Ave in a R-2 zone. The property is designated on the Town of Ramapo Tax Map as Section 57.62 Block 1 Lot 45. The applicant is seeking variances for a proposed Two Lot Subdivision with a Two-Family Dwelling on each lot. The variances requested are as follows: Lot Area: 10,000 sf required, 6,897 sf provided (Lot 1), 10,000 sf required, 7,033 sf provided (Lot 2); Lot Width: 100 ft required, 73.7 ft provided (Lot 1), 105 ft required, 66.3 provided (Lot 2) (Singer) 105 ft required, 96 ft provided (Lot 2) (Sherwood); Front Yard: 25 ft required, 24 ft provided (Lot 1), 25 ft required 17 ft provided (Lot 2) (Singer), 25 ft required, 17 ft provided (Lot 2) (Sherwood); Side Yard: 15 ft required, 10 ft provided (Lot 1); Rear Yard: 20 ft required, 17 ft required (Lot 1), 20 ft required 10 ft provided (Lot 2); Total Side yard: 30 ft required, 20 ft provided (Lot 1)

Applicant: Simon Neuman

4-6 Ewing Ave
The subject property is located on the north side of Homerlee Ave, 230 ft east from the intersection of Route 45 and Homerlee Ave in a GB zone. The property is designated on the Town of Ramapo Tax Map as section 50.79 block 2 lot 9,10. The applicant is seeking variances for a proposed 20 unit multi family dwelling. The requested variances are as follows: Number of Units: 19.85 required, 20 requested; Number of parking spaces: 40 required, 36 provided

Applicant: Joseph Gross

14 Rose Ave
The subject property is located on the east side of Rose Ave, 245 ft south of Ewing Ave in a PRD zone. The property is designated on the Town of Ramapo Tax Map as section 50.80 block 1 lot 13. The applicant is requesting variances for a proposed 9 Unit Multi-Family Dwelling. The requested variances are as follows: Lot Area: 20,000 sf required, 15,000 sf provided; Lot Width: 150 ft required, 100 ft provided; Front Yard: 30 ft required, 25 ft provided; Side Yard: 20 ft required, 10 ft provided; Rear Yard: 50 ft required, 42 ft provided; Number of spaces: 18 required, 15 provided; Units Per Acre: Max allowed 6.19, 9 proposed

Applicant: 14 Rose LLC

15 N. Cole Ave
The subject property is located on the west side of N. Cole Ave, 300 ft south of Church St in a R-2 zone. The property is designated on the Town of Ramapo Tax Map as section 57.37 block 1 lot 13. The applicant is seeking variances for a proposed Two-Family Dwelling. The requested variances are as follows: Lot Area: 10,000 sf required, 7,663 sf provided; Lot Width: 100 ft required, 50 ft provided; Side Yard: 15 ft required, 5 ft provided; Total Side Yard: 30 ft required, 10 ft provided

Applicant: Congregation Ohel Yaakov

2 Stephens Place
The subject property is located on the south side of Stephens Pl, 84 feet west of North Cole Ave in a R-2 zone. The property is designated on the Town of Ramapo Tax Map as section 57.29 block 1 lot 17.1. The applicant is seeking variances for a proposed two-family dwelling. The requested variances are as follows: Lot Area: 10,000 sf required, 6,924 sf provided; Lot Width: 100 ft required, 52.26 ft provided; Front Yard: 25 ft required, 19 ft provided; Side Yard: 15 ft required, 10 ft provided; Total Side Yard: 30 ft required, 20 ft provided; Street Frontage: 70 ft required, 51.96 ft provided

Applicant: Moses Rosen

You may examine the above-listed applications’ submissions, which may be viewed at: www.Villagespringvalley.org
June 25, 2020

Spring Valley ZBA
Village of Spring Valley
200 North Main Street
Spring Valley, New York 10977

Re: Final ZBA Application for
Premises: 2 Singer Avenue
Spring Valley, New York 10977

Dear Chairman Hopstein & ZBA Board Members,

I am writing this letter on behalf of my client, Mr. Simon Neuman. When we previously appeared before the Planning Board, Mr. Michael Kauker, the Village Planner, rejected several of our previous plans regarding the side setback on Lot #1 on the easterly part of the property. The previous plan has many jogs along the easterly side which were rejected by Mr. Kauker. He requested that we have a straight line at the side of the building and therefore it required a 6-foot side yard setback. By requiring a 10-yard setback, and considering Mr. Kauker's requirements, the attached site plan last revised June 25, 2020 indicates that the back portion of the home will have to be slanted. The applicant believes that will be a deterrent to selling the home and the architect indicates it creates problems for spacing internally. We would like to discuss with you the option of going back to the original variance requests for a 6 foot setback.

I have attached the revised site plan as per the comments of the ZBA of June 24, 2020. (last revised June 25, 2020). I have also attached another site plan with the same revision date indicating the two options for the east side of the building (lot #1).

We look forward to discussing this matter.

Very Truly Yours,

JAMES D. LICATA

CC: Janay Jorden, Denis Michaels, Lee Sentell via email.

JDL/sk
ROCKLAND COUNTY, NEW YORK
VILLAGE OF SPRING VALLEY

2 SINGER AVE LOT #1

PROPOSED RESIDENCE FOR:
July 1, 2020

Spring Valley ZBA
Village of Spring Valley
200 North Main Street
Spring Valley, New York 10977

Re: Final ZBA Application for
Premises: 4-6 Ewing Avenue
Spring Valley, New York 10977

Dear Chairman Hopstein & ZBA Board Members,

Kindly let this letter serve to confirm that this office represents the applicant for
property located at 4-6 Ewing Avenue in the Village of Spring Valley. As part of the ZBA review
the Rockland County Department of Planning has supplied a letter dated June 29, 2020
pursuant to section 239 of the General municipal Law. The purpose of this review is the
property’s proximity to NYS Route 45. The Planning Department review issued a disapproval
along with 19 comments.

The applicant is requesting an override for the general disapproval and comments #1, 2
& 11. The balance of the comments are acceptable to the applicant and will be addressed.

As to the general disapproval and #1 of the GML letter dated June 29, 2020.

a. Applicant has applied to the Spring Valley Zoning Board of Appeals and received
variances from the Zoning regulations. This is a use permitted as of right by the
Code. The applicant will comply with all zero net runoff regulations. There is
adequate public water and sewer capacity. The applicant will pay the sewer impact
fee. This is a desired re-development of an existing neighborhood with smaller lot
sizes. Sufficient onsite parking is provided. The Village will also benefit by the
turnover of older housing stock. The replacement housing will comply with all
current regulations including fire suppression and 2020 Building Code. The County
GML discusses increase in residential density. The Village has experienced over the
last several years a problem with overcrowding. The creation of two additional units
by reducing the size of two very large units will actually decrease the potential for
overcrowding. We are only requesting a minor parking variance as for the number of
units. We are allowed by the code to construct 19.85 units. We are requesting 20
units which is an insignificant variance.
OVERRIDE REQUESTED

b. As to comment #2, the applicant does not believe that this will significantly increase traffic congestion on the Route 45 corridor. The problem with having two-3,000 square foot units is that they will generate overcrowding and additional vehicles for more traditionally sized apartments will be occupied by one single family.

OVERRIDE REQUESTED

c. With respect to comment #3, attached please find easement filed in the Rockland County Clerk’s Office. Comment #3 refers to a subdivision application. We have not made any such application and the easement is documented prove of our permission to use the property in question.

d. As to comment #4, the engineer on this project has confirmed that all the calculations regarding reduced lot area were included in the original site plan. The flood plain is indicated in the site plan.

e. As to comment #5, The applicant will comply

f. As to comment #6, The applicant will comply

g. As to comment #7, The applicant will comply

h. As to comment #8, The applicant will comply

i. As to comment #9, The applicant will comply

j. As to comment #10, not interfering with the parking lot as they have been moved out of the parking area.

k. With respect to comment #11, no turn is necessary since there is a 24-foot distance between parking lots. This is the required number as per the code.

OVERRIDE REQUESTED

l. As to comment #12, The applicant will comply

m. As to comment #13, The applicant will comply

n. As to comment #14, The applicant will comply

o. As to comment #15, The applicant will comply
p. As to comment #16, The applicant will comply
q. As to comment #17, The applicant has complied
r. As to comment #18, The applicant will comply
s. As to comment #19, The applicant will comply

Very Truly Yours,

JAMES D. LICATA

JDL/Sk
EASEMENT

THIS INDENTURE made this 21st day of August, 2019, by and between KB 9 Corporation, a New York corporation having its principal offices at 18 John Street, Spring Valley, New York, herein called “Grantor”, and LB Acreage, LLC, a New York limited liability company having its principal offices at 9 Laura Place, Spring Valley, New York, herein called “Grantee”:

WHEREAS, Grantor is the owner of the property known as 182 Main Street, Spring Valley, New York and designated on the tax map of the Town of Ramapo as tax lot 50.79-2-13; and

WHEREAS, Grantee is the owner of two properties abutting the property of the Grantor, one known as 4-6 Ewing Avenue and 27 Homer Lee Avenue, Spring Valley, New York and designated on the tax map of the Town of Ramapo as tax lot 50.79-2-9, and one known as 2 Ewing Avenue, Spring Valley, New York and designated on the tax map of the Town of Ramapo as tax lot 50.79-2-10; and.

WHEREAS, Grantee intends to develop its property for residential and/or other lawfully permitted purposes, and the parties intend that the easement granted herein will facilitate and enable the development of the Grantee’s property, and the construction, maintenance, operation, repair and redevelopment of the property including the easement area;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt, value and sufficiency of which is hereby acknowledged, the parties hereby covenant and agree as follows:

1. Grantor hereby grants to the Grantee, and its successors and assigns, a permanent easement for all land use purposes over and across the property owned by Grantor, and described as follows:

   ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Spring Valley, Town of Ramapo, County of Rockland, State of New York, more particularly bounded and described on the attached Schedule “A”.

2. Any costs and expenses incurred in developing, constructing, maintaining and repairing the easement and the structures thereon shall be the responsibility of the Grantee.

3. This easement, and each covenant and condition contained herein, shall run with the real property benefitted and burdened by it and the terms and provisions and conditions of this easement shall be binding upon and inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns and parties claiming by, through or under the parties hereto.
IN WITNESS WHEREOF, the within indenture has been executed the day and year first above written.

KB 9 Corporation

BY Claude V. Colin, President

STATE OF NEW YORK )
) SS.
COUNTY OF ROCKLAND )

On the 21st, day of August in the year 2019, before me, the undersigned, a notary public in and for said state, personally appeared Claude V. Colin, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

Notary Public

TAISA PARENTE
Notary Public, State of New York
Qualified in Rockland County
Commission Expires June 20, 2021
ALL LAND USE PURPOSES EASEMENT
FOR TAX LOT 50.79-2-9 and TAX LOT 50.79-2-10 OVER TAX LOT 50.79-2-13

ALL That certain plot, piece or parcel of land, with the building and improvements Thereon erected, situate, lying, and being in the Village of Spring Valley, Town of Ramapo, County of Rockland and State of New York being more particularly bounded and described as follows

BEGINNING at a point on the Northerly line of tax lot 50.79-2-13 said point being distant 128.36' on a course of S7°15'30"W from the Northwestelry corner of Tax lot 50.79-2-10 Street, and being the Southeasterly corner of tax lot 50.79-2-12;

RUNNING THENCE the southerly line of tax lot 50.79-2-10 S82°10'02"E, a distance of 80.99' to the Westerly line of tax lot 50.79-2-9;

THENCE along the Westerly line of tax lot 50.79-2-9 the following courses and distances:
1. S7°15'30"W, a distance of 18.17'
2. N85°21'00"W, a distance of 81.00'
To the Northeasterly corner of tax lot 50.79-2-16;

THENCE through tax lot 50.79-2-13 N7°04'54"E, a distance of 22.67' to the POINT OF BEGINNING containing 1,653 sq. ft. more or less.
Dear Property Owner:

Please be advised that as an adjacent owner you are hereby notified that a public hearing will be held on May 9, 2018 at 7:00 pm at the Village of Spring Valley Municipal Offices, located at 200 North Main Street, Spring Valley, New York to consider the following application before the regular meeting of the Zoning Board of Appeals.

The Zoning Board of Appeals, at the aforementioned time and place, will hear all persons in support of said matter(s) and all objections thereto. The public may attend the formal meeting. Persons must appear in person or by agent or representative. Plans for the above application are available for review at the Building Department during normal business hours.

APPLICANT: Moses Rosen

PURPOSE: Two Family Dwelling

VARIANCE: Lot Area: 10,000 sq. ft required, 6,924 sq. ft. provided; Lot width: 100 feet required, 52.26 feet provided; Front Yard: 25 feet required, 19 feet provided; Side Yard: 15 feet required; 10 feet provided; Total Side Yard: 30 feet required, 20 feet provided; Street Frontage 70 feet required, 51.96 feet provided.

LOCATION: 2 Stephens Place (57.29-1-17.1), On the south side of Stephens Place, 84 feet west of North Cole Ave., in the Village of Spring Valley.

Very truly yours,
The following Decision/Resolution supplements the ZBA’s Minutes; and if there should be a conflict between this Decision/Resolution and the Minutes, the language of this Decision/Resolution controls.

Regarding the application of Moses Rosen (applicant), for property located at 2 Stephens pl, which application proposes to construct a two-family dwelling, requesting the following area:

1. Minimum required lot area of 10,000 square feet is required; 6,924 square feet is proposed.
2. Minimum required lot width of 100 feet is required, 52.26 feet is proposed.
3. Minimum required front yard depth of 25 feet is required; 19 feet is proposed.
4. Minimum required side yard depth of 15 feet is required; 10 feet is proposed.
5. Minimum required rear yard depth of 20 feet is required; 20 feet is proposed.
6. Minimum total side yards setbacks of 30 feet is required; 20 feet is proposed.
7. Minimum required parking 4 spots are required; and 4 parking spots are proposed.
8. Minimum required street frontage of 70 feet is required; 51.96 feet proposed.

After taking into consideration the benefit to the applicant if the requested area/bulk variance(s) is/are granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community, if any, by such grant, I, Simon Deutsch, hereby make a motion to APPROVE the application, as submitted to the ZBA.

The applicant agrees to comply with all county comments with exception of items 1, 7, and 12 which have been overridden by ZBA resolution.

The ZBA moves to OVERRIDE the NYS General Municipal Law (GML) §239-1, et seq., disapproval letter from the Rockland County Department of Planning, dated 5/21/2018.

The ZBA also moves to OVERRIDE only the Modifications enumerated below of the NYS General Municipal Law (GML) §239-1, L & M, disapproval letter from the Rockland County Department of Planning, dated 5/21/18, for the respective reasons described below:

1. Item 1 states that the subject site does not meet the minimum lot area standard of 8,500 square feet required for a two-family and will require substantial yard variances to accommodate an oversized residential building on an undersized parcel. However, this proposal fits into the established character of the neighborhood and is not unprecedented.
2. Tandem parking has been standard practice in the Village, and the tandem parking is also not a variance, it is permitted by variance to park in the side yard and the applicant doesn’t need a variance to park on the side yard.
3. Item 12 the proposed residential building does not require a variance from the New York State Uniform Fire Prevention and Building code as this is not a requirement for two-family dwellings by Village code.
Foregoing items 1, 7 and 12; the applicant agrees to comply to the following:

1. Will not change the character of the area. (Override)
2. The applicant agrees to comply with paragraph 2
3. The applicant agrees to comply with paragraph 3
4. The applicant agrees to comply with paragraph 4
5. The applicant agrees to comply with paragraph 5
6. The applicant agrees to comply with paragraph 6
7. Tandem parking is found to be sufficient by the Village of Spring Valley. (Override)
8. The applicant agrees to comply with paragraph 8
9. The applicant agrees to comply with paragraph 9
10. The applicant agrees to comply with paragraph 10
11. The applicant agrees to comply with paragraph 11
12. Is not required for two family dwellings by Spring Valley code. (Override)
13. The applicant agrees to comply with paragraph 2
14. The applicant agrees to comply with paragraph 2

The foregoing Motion was presented by ZBA Member Simon Deutsch; Which Motion was seconded by Ghulam Fani; and all ZBA Members voting in favor, none voting against the Motion.

Motion dated: 6/27/2018

ZONING BOARD OF APPEALS

By: [Signature]

Chairman or Vice Chairman of ZBA