

**VILLAGE OF SPRING VALLEY
PLANNING BOARD
MINUTES
March 3, 2011**

A Regular Meeting of the Spring Valley Planning Board was held in the Board Room of the Village Offices on Thursday, March 3, 2011.

PRESENT: Chairman Lorenzo Garner, presiding

Members: Freddie Crump
 Aaron Sternberg
 Rosner Dorvil
 Sylvestre Georges Michel (Absent)
 Levi Schwarz (Absent)
 Juan Carlos Fabbiani
 JoAnne Thompson (Arrived late at 7:31 p.m.)

Asst. Village Attorney: Edward Katz
Assoc. Planning Consultant: Michael Kauker
Deputy Building Inspector: Walter Booker
Deputy Village Clerk: Kathryn Ball

Chairman Lorenzo Garner called the meeting to order at 7:13p.m.

Minutes
02/3/2011

On a motion by Mr. Crump and seconded by Mr. Sternberg, the Board voted unanimously to approve the minutes of February 3, 2011.

1 North Myrtle Avenue/ Choglo

This is a preliminary hearing on an application seeking an amended site plan approval to allow a vehicle repair shop in an existing building located at the intersection of North Myrtle Avenue and Church Street in the PLI Zone. A special permit is required from the Village Board. The applicant asks the Planning Board to waive a Public Hearing on the mended site plan.

Ira Emanuel, Esq. appeared for the applicant Mr. Choglo the applicant was also present.

Mr. Emanuel

Spoke and stated that the applicant seeks an amended site plan and a referral to the Village Board for a Special Permit. The applicant's proposed vehicle repair shop requires no exterior changes to the

site. There will be no sales of cars. He will operate 8:30 a.m. to 6:30 p.m. Monday through Saturday. Since the lot is in the PLI zone a special permit is required. I am asking the Board to waive a Public Hearing on this project because there will be no physical changes to the site.

Mr. Kauker

Spoke and stated that the applicant proposes to use only one half of the building. The application is a type II one under SEQRA and no additional SEQRA review is needed.

Mr. Chogollo stated that the building has interior walls separating his space from the rest of the building. Mr. Chogollo also agreed to the Planning Board request that he will not have no overnight outdoor storage of Vehicles.

The Planning Board referred the applicant to the Village Board for Special Permit consideration and approved the amended site plan subject to the Village Board granting the Special Permit. No return to the Planning Board is necessary

Hatzlacha Supermarket

This matter was before the Planning Board last month seeking site plan approval to construct a new supermarket in 3 lots, two of which are in the R-2 zone and require a zone change by the Village Board.

Mr. Katz

Last month the board declared lead agency. The Board should confirm with Mr. Booker that he provided 30 days notice to the County and other appropriate agencies and that they have either not responded or that more than 30 days have elapsed. Last month the board referred the applicant to both the Village Board for a zone change and to the ZBA for variances.

Tonight the applicant seeks to obtain a Negative Declaration this evening so that the Village Board and the ZBA can act.

Ira Emanuel, Esq. appeared for the applicant. Mr. Emanuel stated that the site plan which was presented last month has been tweaked to address the concerns expressed by the Planning Board members. The sidewalks have been modified; the parking plan has been modified to provide 37 parking spaces. No storm water plan is required. Spacing for two handicapped spaces is included.

Mr. Emanuel

So what we are requesting from the Board to night is for the Negative declaration to be adopted, and for the application to be set for a Public Hearing for the next upcoming Planning Board meeting in April.

The board adopted the Negative Declaration unanimously and scheduled the matter to be set for a Public Hearing in April.

Old Business

Ridge Avenue Zoning Amendment 2011

Mr. Katz

Last month the Village Board referred to the Planning Board for comment on a proposed law changing the zoning of 11 properties from an R-2 zone to an R-3 zone. As you know the Village Board has in the past few years changed the zoning of many lots on Ridge Avenue and the surrounding streets from R-2 zone to R-3 zones. The proposed local law merely continues this change. Mr. Kaukers memo dated February 3, 2011 sets forth what the members of the Planning Board should consider in recommending or not recommending the zone change to the Village Board. I will take notes of your comments, if any, and transmit them to the village Board.

The Planning Board had no comments on the proposed zone change other than Mr. Sternberg's suggestion that the Board re-zone the entire area as R-3 rather than doing it piece meal.