

Village of Spring Valley Planning Board

Meeting Agenda

February 6, 2025

7:00pm

Call to order

Flag Salute

Roll Call

Pincus Reich, Chairperson

Shmuel Baum

Jean Simon

Yitzchok Sabel

Abraham Klein

Avrum Chaim Lebrecht

Zack Clerina

Public hearings

1. **30 Summit Avenue (May 2022)** – Planning Board to consider an application for a four (4) lot Subdivision and Site Development Plan to construct one (1) two-family home on each lot for a total of 8 units.
2. **56-58 Rose Avenue (2022-18)** – Planning Board to consider an application to construct a one-story addition to two (2) existing two-story apartment buildings and to convert the basement in the rear building into four (4) additional dwelling units.
3. **390 Orange & Rockland (App. 2024-16)** – Planning Board to consider an application for a Site Development Plan to construct a 47,600 square foot office expansion and additional parking spaces.

Old business

4. **71 South Madison Avenue (App. # 2023-24)** – Planning Board to consider setting a public hearing for Subdivision, Preliminary and Final Site Development Plan for an application for a two-lot Subdivision and Site Development Plan to construct two two-family homes
5. **18-20 South Main Street (App. # 2024-24)** – Planning Board to declare lead agency and adopt a SEQRA Part 2 for a Site Development Plan to construct a 43-unit residential building.

6. **1 Fox Lane (App. 2024-31)** Planning Board to consider the adoption of a SEQRA Part 2 for an application for a two-lot Subdivision and Site Development Plan to construct two two-family homes.
7. **192 North Main Street (App. # 2024-9)** – Planning Board to declare lead agency and adopt a SEQRA Part 2 for an application for Site Development Plan, Special Permit and variances to construct an office/warehouse.
8. **72-74 NY-59 (App #2024-30)** - Planning Board to declare lead agency and adopt a SEQRA Part 2 application to construct a double-sided digital billboard.
9. **113-115 Lake Street (App # 2024-29)** – Planning Board to declare lead agency and adopt a SEQRA Part 2 for a Site Development Plan, Special Permit and variances to construct a three-story, 26-unit multifamily development.
10. **33-37 North Myrtle Avenue (App. 2024-33)** – Planning Board to declare lead agency and adopt a SEQRA Part 2 for a multifamily dwelling proposing 16 units in the R-2 Zoning District. The proposed will require a Zone Change from R-2 to GB.
11. **443 West Central Ave (App# 2024-31)** – Planning Board to declare lead agency and adopt a SEQRA Part 2 for a conversion of a Single family to a Local house of worship.
12. **8 East Castle (App. # 2024-17)** – Planning Board to consider the adoption of a SEQRA Negative Declaration for a Sub-division and Preliminary and Final Site Development Plan application for a 2-lot subdivision and construction of a two-family dwelling on each lot.
13. **1-3 Tenure Avenue (App. 2024-32)** - Planning Board to consider the adoption of a SEQRA Part 3 and Neg Dec for an application to construct two, two family dwelling on each lot.
14. **324 Route 59 (App. # 2024-28)** – Planning Board to consider the adoption of a SEQRA Part 3 and Neg Dec for an application to construct a third story to the approved 2-story medical office building and adding additional parking on the property purchased know as 24 Tenure Avenue.

New business (Applicant has a 5-minute time limit to introduce the application)

15. **16 East Church Street (App. # 2024-26)** – Application for a second story addition on an existing office building in the GB zoning district. As the Planning Board and the ZBA are the only involved agencies and there is a memorandum of understanding between the two boards that the Planning Board will serve as the Lead Agency, the Planning Board hereby declares itself to be the Lead Agency under SEQRA.

16. **118, 120 & 122 LAKE ST (App. 2024-34)** - Application for a multifamily dwelling proposing 34 residential units in the R-2 Zone. The project will require a Zone Change from R-2 to GB.
17. **16 West Funston Avenue (App. 2025-)** - Application for a two-lot Subdivision and Site Development Plan to construct two, two family dwelling on each lot. As the Planning Board and the ZBA are the only involved agencies and there is a memorandum of understanding between the two boards that the Planning Board will serve as the Lead Agency, the Planning Board hereby declares itself to be the Lead Agency under SEQRA.

Adjournment