

Village of Spring Valley Planning Board

Meeting Agenda

January 2, 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

1. The Planning Board to vote on the drafted recommendation to the Village Board proposing an amendment to the §255 Zoning Code of the Village of Spring Valley to include provisions for Electric Vehicle Charging Stations.

Public hearings

2. **185 North Main Street (App. # 2023-09)** – Consideration of an application for a Preliminary and Final Site Development Plan to construct a four-story addition to an existing school building and an expansion of an existing parking lot. (Continued)

Old business

3. **56-58 Rose Avenue (App. # 2022-18)** – Planning Board to consider setting a public hearing for a Preliminary and Final Site Development Plan 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.
4. **390 Orange & Rockland (App. # 2024-16)** – Planning Board to consider setting a public hearing for a Preliminary and Final Site Development Plan application to construct a 47,600 square foot office expansion and additional parking spaces.

5. **15 Hoyt Street (App. # 2024-14)** – Planning Board to consider the adoption of a SEQRA Negative Declaration for a Preliminary and Final Site Development Plan application to construct a two-story addition and convert the building into a warehouse.
6. **18-20 South Main Street (App. # 2024-24)** – Planning Board to consider the adoption of a SEQRA Negative Declaration for a Preliminary and Final Site Development Plan application to construct a 43-unit residential building.
7. **324 Route 59 (App. # 2024-28)** – Planning Board to declare lead agency and adopt a SEQRA Part 2 for a Preliminary and Final Site Development Plan application to construct a third story to the approved 2-story medical office building and adding additional parking on the property known as 24 Tenure Avenue.
8. **43-45 Commerce Street (App. # 2024 -27)** – Planning Board to declare lead agency and adopt a SEQRA Part 2 for a Preliminary and Final Site Development Plan application to construct a three-story office building.
9. **125 Bethune Boulevard (App. # 2024-25)** – Planning Board to consider the adoption of a SEQRA Negative Declaration for a Preliminary and Final Site Development Plan application to construct a 5-unit addition to an existing two-family dwelling.
10. **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.
11. **25-43 Johnson Street (Johnson Estates) (App. # 2024-18)** – Planning Board to consider the adoption of a SEQRA Negative Declaration for an application for a zone change, special permit, subdivision and site plan application to construct a four-story, 69-unit multi-family development.

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

12. **1 Fox Lane (App. # 2024-31)** Application for a two-lot Subdivision and Site Development Plan to construct two two-family homes. 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.
13. **1-3 Tenure Avenue (App. # 2024-32)** - Application for a two-lot Subdivision and Site Development Plan to construct a single-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.

14. **33-37 North Myrtle Avenue (App. # 2024-33)** – Application for Site Plan approval, Special Permit and variances 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. The Planning Board hereby issues it's Notice of Intention to Declare the Planning Board to be the Lead Agency under SEQRA, and to send that Notice of Intention to all Involved Agencies, which are the Village Board and Zoning Board of Appeals.

Adjournment