

Village of Spring Valley Planning Board

Meeting Agenda

April 3, 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
David Feferkorn - Alternate

Public hearings

1. **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.
2. **11 Tenure Avenue (2024-22)** – Planning Board to consider an application for a proposed day-care facility on the top floor of the existing building which is under construction.
3. **23-67 Kennedy Drive (App. #2024-8)** - Planning Board to consider an application to construct a three-story addition to two existing buildings proposing 94 units.

Old business

4. **16 East Church Street (App. # 2025-04)** – Planning Board to consider the adoption of a SEQRA part 3 for a Site Development Plan for a second story addition on an existing office building in the GB zoning district.
5. **72-74 NY-59 (App #2024-30)** - Planning Board to consider setting a public hearing for an application to construct a double-sided digital billboard.
6. **1-6 North Cole Avenue (App. # 2023-23)** - Planning Board to consider setting a public hearing for an application to construct a five (5) story school building.

7. **1-3 Tenure Avenue (App. 2024-32)** - Planning Board to consider setting a public hearing an application for a two-lot Subdivision and Site Development Plan to construct two, two family dwelling on each lot.
8. **1 Fox Lane (App. 2024-31)** Planning Board to consider setting a public hearing an application for a two-lot Subdivision and Site Development Plan to construct two two-family homes.
9. **53 South Main Street (App. # 2024-7)** – Planning Board to consider setting a public hearing an application to construct a three-story, 15-unit multifamily development.
10. **324 Route 59 (App. # 2024-28)** – Planning Board to consider setting a date for public hearing 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.
11. **118, 120 & 122 LAKE ST (App. 2024-34)** - Planning Board to declare lead agency and adopt a SEQRA Part 2 for an 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.
12. **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.
13. **16 West Funston Avenue (App. # 2025 - 01)** - Planning Board to consider the adoption of a SEQRA part 2 for a two-lot Subdivision and Site Development Plan to construct two, two family dwelling on each lot.
14. **25-43 Johnson Street (Johnson Estates) (App. # 2024-18)** – Planning Board to consider the adoption of a SEQRA Part 3 for an application for a zone change, special permit, subdivision and site plan application to construct a four-story, 60-unit multi-family development.
15. **14 Rose Avenue (App. # 2024-2)** – Planning Board to consider the adoption of a SEQRA part 3 for a Site Development Plan, Special Permit and variances to construct a 16-unit multi-family development.

New Business

Adjournment