

Village of Spring Valley Planning Board

Meeting Agenda

May 1, 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. **13 South Myrtle (App. # 2024-11)** – Planning Board to consider an application for a Preliminary and Final Site Development Plan to construct a three-story office building with a basement.
2. **18-20 South Main Street (App. # 2024-24)** – Planning Board to consider an application for a Preliminary and Final Site Development Plan to construct a 43-unit residential building with two ground floor commercial units.
3. **1-6 North Cole Avenue (App. # 2023-23)** - Planning Board to consider an application for a Preliminary and Final Site Development Plan to construct four-story school building with a basement and rooftop play area.

Old business

4. **8 East Castle (App. # 2024-17)** – Planning Board to consider setting a public hearing for a Subdivision and Preliminary and Final Site Development Plan application for a two-lot subdivision and construction of a two-family dwelling on each lot.

5. **25-43 Johnson Street (Johnson Estates) (App. # 2024-18)** – Planning Board to consider the adoption of a SEQRA Part 3 and 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.
6. **118, 120 & 122 Lake Street (App. #2025-02)** - Planning Board to declare lead agency and adopt a SEQRA Part 3 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.
7. **192 North Main Street (App. #2025-03)** – Planning Board to declare lead agency and adopt a SEQRA Part 3 for an application for Preliminary and Final Site Development Plan, Special Permit and variances to construct an office/warehouse.
8. **16 West Funston Avenue (App. #2025 - 01)** - Planning Board to consider the adoption of a SEQRA part 3 for a two-lot Subdivision and Site Development Plan to construct two, two family dwelling on each lot.
9. **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.

New Business

10. **27 South Madison (App. # 2025-05)** – Application for Site Plan, Special Permit, and variances for a proposed 10-unit multifamily dwelling in the PO Zoning District. The applicant is requesting a Zoning Map Amendment from PO to GB. Pursuant to SEQRA regulations this action is classified as an unlisted action.

Action: The Planning Board should consider classifying this as an Unlisted Action and issue its Notice of Intention to declare itself Lead Agency under SEQRA. This notice shall be sent to all involved agencies, including the Village Board and the Zoning Board of Appeals.
11. **87 South Main Street (App. # 2025-06)** – Application for Site Plan and variances for a proposed three-story office building with a basement in the POR Zoning District. Pursuant to SEQRA regulations this action is classified as an unlisted action.

Action: The Planning Board should consider classifying this as an Unlisted Action and declaring itself lead agency 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.

12. **8-10-12 John Street (App. # 2025-07)** – Application for Site Plan, Special Permit, and variances for a proposed 18-unit multifamily dwelling in the PRD Zoning District. Pursuant to SEQRA regulations this action is classified as an unlisted action.

Action: The Planning Board should consider classifying this as an Unlisted Action and issue its Notice of Intention to declare itself Lead Agency under SEQRA. This notice shall be sent to all involved agencies, including the Village Board and the Zoning Board of Appeals.

13. **25-27 Columbus Avenue (App. # 2025-08)** – Application for Site Plan, Special Permit, and variances for a proposed 15-unit multifamily dwelling in the R-2 Zoning District. The application requests a Zone Change to the GB Zoning District. Pursuant to SEQRA regulations this action is classified as an unlisted action.

Action: The Planning Board should consider classifying this as an Unlisted Action and issue its Notice of Intention to declare itself Lead Agency under SEQRA. This notice shall be sent to all involved agencies, including the Village Board and the Zoning Board of Appeals.

Adjournment