

# ***Village of Spring Valley Planning Board***

## ***Meeting Agenda***

July 30, 2026  
6:00pm

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

Old Business

1. **27 Summit Avenue (App. #2025-37)** - Planning Board to consider the adoption of a SEQRA part 3 for an application for a preliminary and final site development plan application to construct a multifamily residential development.
2. **29-31 Singer Avenue (2021)** – Planning Board to consider SEQRA for an application Preliminary and Final Site Development Plan to construct a four-story, 16-unit residential multiple family development in the R-3 Zone.

Public Hearings

3. **25-43 Johnson Street (Johnson Estates) (App. # 2024-18)** – Planning Board to consider an application for a subdivision and site plan application to construct a four-story, 60-unit multi-family development.
4. **25-27 Columbus Avenue (App. # 2025-10)** - Planning Board to consider an application for final site plan approval for a proposed 15-unit multifamily dwelling.

Old Business

5. **34 South Madison (2024 – 03)** -Planning Board to consider setting

a date for public hearing for an application to construct a four-story school building in the POR zoning district.

6. **76 South Madison (App. # 2026-11)** – The Planning Board to consider a SEQRA Part 2 for an application for preliminary and final Site development plan for a house in a house of worship with rabbi's residence.
7. **24 West Street (App. # 2026-12)** - Planning Board to declare lead agency under SEQRA and consider the adoption of a SEQRA part 2 an application is for a proposed mixed use, which will include a warehouse and retail sales space. The property is located in the PLI Zoning District. The use of a warehouse is a permitted use as of right, and retail is permitted by special permit of the village board in accordance with 255- 28K.
8. **6 – 8 Jay Lane (App. # 2025-19)** – Planning Board to consider the adoption of a SEQRA part 3 for a four story 15-unit development.

#### New Business

9. **25 South Main Street (App. #2026-07)** – Application for preliminary and final site development plan for an application to add a 3<sup>rd</sup> floor on an existing 2 story building.

The Planning Board will consider classifying this proposal as an Unlisted Action and declare itself Lead Agency under SEQRA. Since the Planning Board and Zoning Board of Appeals are the only involved agencies, the Planning Board can declare itself to be the Lead Agency under SEQRA, pursuant to the memorandum of understanding between the Planning Board and the Zoning Board of Appeals.

10.23-67 Kennedy (2026-13)

11.5 Homer Lee (2026-14)

#### Adjournment