

Village of Spring Valley Planning Board

Meeting Agenda

September 16, 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. **135 Route 59 (App. #2026)** – Planning Board to declare lead agency consider the adoption of a SEQRA part 2 an application for a Zone Text Amendment to allow residential development in the HB District without frontage on route 59.

Public Hearings

2. **49 Twin Avenue (App. # 2026)** – Planning Board to consider setting a date for public hearing for an application for preliminary and final Site development plan for a house in a house of worship with rabbi's residence.
3. **33-37 North Myrtle Avenue (App.#2024-33)** – Planning Board to consider setting a date for public hearing for a multifamily dwelling proposing 16 units in the R-2 Zoning District.

Old Business

4. **64 North Main Street – (2026-14)** – Planning Board to consider the adoption of a SEQRA part 2 for a preliminary and final site development plan for a 34-unit affordable housing building that also

includes replacement offices for the local NAACP chapter and a community room.

5. **27 South Madison (App. # 2025-05)** – Planning Board to consider setting a date for public hearing for an application for Site Plan, Special Permit, and variances for a proposed 13-unit multifamily dwelling in the PRD Zoning District.
6. **29-35 Summit Avenue (App. #2026-3)** - Planning Board to consider setting a date for public hearing for an application for Site Plan approval for the construction of a multifamily residential building containing sixty-six (66) dwelling units on property located within the R-4 Zoning District.

New Business

7. **32 Twin Avenue – (2026-13)** – Applicant is seeking reapproval for a previously approved proposed 2 lot subdivision of an existing two-family dwelling into two (2), one-family dwellings semiattached.

The Planning Board will consider classifying this proposal as an Exempt development under SEQRA. If found not exempt the Planning Board to classify the 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.

8. **116 Fairview Avenue – (2026 -14)** - Application for a two-lot Subdivision and Site Development Plan to construct two, single-family dwellings 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.

Action: 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.

9. **20 Charles Lane – (2026-15)** - Application for a two-lot Subdivision and Site Development Plan to construct a two-family dwelling on Lot 1 and a single-family dwellings on Lot 2. 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.

Action: 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.

- 10.9 **Stetner Street (App. # 2026)** – Application for a two-lot Subdivision with a single-family dwelling on each lot. No construction is proposed. 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.

Action: 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.

Adjournment