



VILLAGE OF SPRING VALLEY

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Mayor

Village of Spring Valley Planning Board Meeting Agenda November 4, 2021 7:00pm

I. Call to order

II. Flag Salute

III. Roll Call

Moses Koth, Chairperson
Frantz Wackmann, Vice Chairperson
Jean Berthomieux
Shmuel Baum
Jean Simon
Yitzchok Sabel

IV. Public hearings

- a) **15 Chestnut Street** – Planning Board to carry public hearing to another date.
Continuation of the consideration of a Preliminary and Final Site Development Plan to construct a three-story office building with basement.

V. Old business

- a) **137 Bethune Boulevard** - Planning Board to declare Lead Agency and consideration of adoption of a SEQRA Part 2 for an application for Preliminary and Final Site Development Plan to construct a 6-unit multiple family development in one, three-story building.
- b) **Central Crossing (175, 85, 93 Route 59)** – Planning Board to declare Lead Agency and consideration of adoption of a SEQRA Part 2 for an application for a subdivision and preliminary and final site development plan to combine 3 lots and resubdivide them into two lots in which an existing shopping center would remain on one lot and a new five-story retail/office building would be constructed on the second lot

- b) **Joacin (6 Maxine Court)** – Application for a Subdivision Plat and Site Development Plan for a two-lot residential subdivision. 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 is the Zoning Board of Appeals.
- c) **Amendment to GB Zone** – Referral from Village Board pursuant to §255-68 for review and recommendation by the Planning Board for a proposed zoning text amendment to include “commercial athletic clubs/gyms” as a permitted use in the GB District. The Planning Board has 60 days to review and report back to the Village Board.
- d) **43 Commerce Street** – Planning Board to declare Lead Agency and consideration of adoption of a SEQRA Part 2 for a Preliminary and Final Site Development Plan to construct a three-story, office building.

VI. New business

- a) **16 Aselin Drive** – Application for Preliminary and Final Site Development Plan to construct a house of worship and a residence for the Rabbi. 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 is the Zoning Board of Appeals.
- b) **32 Union Road** – Referral from Village Board pursuant to §255-68 for review and recommendation by the Planning Board for a proposed zoning map amendment to change the zoning of the subject property from an R-2 zone to a R-3 zone. The Planning Board has 60 days to review and report back to the Village Board.

VII. Adjournment

