

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

## ***Meeting Agenda***

July 28, 2025  
7:00pm

Call to order

Flag Salute – Pledge of Allegiance

Roll Call

Pincus Reich, Chairperson  
Shmuel Baum  
Jean Simon  
Yitzchok Sabel  
Abraham Klein  
Avrum Chaim Lebrecht  
Zack Clerina  
David Feferkorn - Alternate

The Board to schedule a second meeting for the month of August.

### Public Hearings

1. **443 West Central Ave (App # 2024-31)** – Planning Board to consider an application for a Final Site Development Plan for a conversion of a single-family dwelling to a local house of worship.
2. **14 Rose Avenue (App. # 2024-2)** – Planning Board to consider an application for a Final Site Development Plan to convert the existing basement of a 9-unit multiple-family dwelling into office space.
3. **8 East Castle (App. # 2024-17)** – Planning Board to consider an application for a Subdivision and Preliminary and a Final Site Development Plan for a two-lot subdivision and construction of a two-family dwelling on each lot.

### Old Business

4. **43-45 Commerce Street ( App. # 2024 -27)** – Planning Board to consider the adoption of a Negative Declaration for an application to construct a three-story office building with a basement in the PLI zoning district.
5. **118, 120 & 122 Lake Street (App. # 2025-02)** - Planning Board to consider the adoption of a Negative Declaration 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.

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6. **192 North Main Street (App. # 2025-03)** – Planning Board to consider the adoption of a Negative Declaration for an application for Site Development Plan, Special Permit and variances to construct a four-story office/warehouse with a basement.
7. **330 Roosevelt Avenue (App. # 2024-6)** – Planning Board to consider setting a public hearing for a Site Development Plan to construct a 16-unit multi-family development.

New Business (Applicant has a 5-minute time limit to introduce the application)

8. **2 South Central Avenue (App. # 2025-22)** - Application for a preliminary and final site development plan application for a Cannabis Retail Dispensary. Pursuant to SEQRA regulations this action is classified as a Type 2 action.

**Action:** The Planning Board will consider classifying this proposal as a Type 2 action.

Adjournment