

Village of Spring Valley Planning Board

Meeting Agenda

August 7, 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. **72-76 Route 59 (App. # 2025-21)** - Planning Board to consider an application for preliminary and final site development for a Cannabis Retail Dispensary.

Old business

2. **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.
3. **79 West Church Street (App. # 2025-14)** - Planning Board to consider the adoption of a SEQRA part 3 for a preliminary and final site development plan application to construct a house of worship with a rabbi's residence.
4. **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.

5. **145 Bethune Boulevard (App. # 2025-8)** – Planning Board to declare lead agency and consider the adoption of a SEQRA part 2 for a Site Plan and variances to construct a 4.5-story, 30-unit multi-family building.
6. **53 Union Avenue (App. # 2025-09)** - Planning Board to declare lead agency and consider the adoption of a SEQRA part 2 for a proposed 50-unit multifamily dwelling in the GB Zoning District.

New Business

7. **3 George Street (App. # 2025-17)** - Application for a preliminary and final site development plan application to construct a two-story addition to an existing single-family dwelling for use as a house of worship with a rabbi's residence. Pursuant to SEQRA regulations this action is classified as an unlisted action.

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.

8. **24 Chestnut Finkelstein Library (App. # 2025-23)** – Application for a preliminary and final site development plan application to construct a three-story addition to an existing library. Pursuant to SEQRA regulations this action is classified as an unlisted action.

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