

Village of Spring Valley Planning Board

Meeting Agenda

August 20, 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. **Rehearing: 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. **33 Union Road (App. # 2025-11)** - Planning Board to declare itself lead agency and consider the adoption of a SEQRA part 2 for a Site Development Plan for an application to construct a new high school on the same lot as an existing elementary school.
3. **34 South Madison Avenue (App. # 2024-03)** - To clarify/modify the end date of the Planning Board's prior approval of the use of modular classrooms at the premises.

New Business

4. **25 Van Orden Avenue (App. # 2025 – 23)** - The property is in the R3 Zoning The applicant is proposing a 2-story building with 3 residential units. The applicant is proposing 6 Parking spaces. 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.

5. **24 South Main Street (App. # 2025-15)** – The property is located in the GB zoning district. The application proposes to demolish the existing buildings and construct a new mixed-use building of commercial and residential units. The project would consist of 44 residential units and 9,281 square feet of commercial space which would include a daycare center

Action: The Planning Board will consider classifying this proposal as an Unlisted Action and declare its intent to be the Lead Agency under SEQRA. This notice shall be sent to all involved agencies, including the Village Board.

6. **24 Chestnut Finkelstein Library (App. # 2025-24)** – 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.

7. **12 Johnson Street (App. # 2025-25)** – 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.

8. **52 Jill Lane (App. # 2025-26)** – The property is in the R-1A Zoning District. The application proposes a local house of worship, by converting an existing single-family dwelling to a local house of worship and adding an addition to the existing dwelling. 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