

# **Village of Spring Valley Planning Board**

## **Meeting Agenda**

February 05, 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

Public Hearings

1. **30 Linden Avenue (App. #2025 – 27)** – Planning Board to consider an application for a two-lot subdivision.
2. **230 West Route 59 (App. # 2025-18)** - Planning Board to consider an application for a Site Development Plan for a double-sided digital billboard.
3. **16 West Funston Avenue (App. # 2025 - 01)** - Planning Board to consider an application for a two-lot Subdivision and Site Development Plan to construct two, two-family dwelling on each lot.

Old business

4. **24 South Main Street (App. # 2025-15)** – Planning Board to consider the adoption of a SEQRA part 3 for a preliminary and final site development plan application for an application to construct a new mixed-use building of commercial and residential units.
5. **6 Murin Street (App. # 2025-29)** – Planning Board to consider the adoption of a SEQRA part 2 for an application for site development plan approval to convert the existing residential structure into a House of Worship.

New Business (5 Minute presentations)

6. **24 West Street (App. # 2025-33)** - The application is for a proposed warehouse and retail. The property is located in the PLI Zoning District. The use of a warehouse is a permitted use as of right, and retail is permitted by special permit of the village board in accordance with 25528K. . The proposed would require a special permit for a multifamily in the GB zoning district as well as a special permit for a four-story building. The application requires final site plan approval. Pursuant to SEQRA regulations this action is classified as an unlisted 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 and the Zoning Board of Appeals.

7. **25-27 Memorial Avenue (App. # 2025-34)** – An application for a multifamily dwelling requiring a zone change from the R-2 zoning district to GB. The proposed would require a special permit for a multifamily in the GB zoning district as well as a special permit for a four-story building. The application requires final site plan approval. Pursuant to SEQRA regulations this action is classified as an unlisted 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 and the Zoning Board of Appeals.

8. **45 Ridge Avenue (App. # 2025-32)** – An application for a multifamily dwelling requiring a zone change from the R-2 zoning district to an R-3 zoning district. The proposed would require a zone change from the Village Board. The application requires final site plan approval as well as area variances from the Zoning Board of Appeals. Pursuant to SEQRA regulations this action is classified as an unlisted 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 and the Zoning Board of Appeals.

Adjournment