

Village of Spring Valley Planning Board

Meeting Agenda

February 9, 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

Old business

1. **6 – 8 Jay Lane (App. # 2025-19)** – Planning Board to consider the adoption of a SEQRA part 3 for a four story 15-unit development. The proposal requires a zone change from R-2 to PRD overlay.
2. **15 Hoyt Street (App. # 2024-14)** – Planning Board to consider setting a public hearing for an application for a Site Development Plan to construct a two-story addition and convert the building into a warehouse.
3. **35-37 Rose Avenue (App. # 2023-22)** – Planning Board to consider the adoption of a SEQRA part 3 for an application for a Site Development Plan, Special Permit, and variances to construct a 6-unit multi-family development.
4. **27 South Madison (App. # 2025-05)** – Planning Board to consider the adoption of a SEQRA part 3 for an application for Site Plan, Special Permit, and variances for a proposed 10-unit multifamily dwelling in the PO Zoning District.
5. **25-27 Columbus Avenue (App. # 2025-10)** - Planning Board to consider the adoption of a SEQRA part 3 for an application for a zone change from R-2 to GB and Site Plan and variances for a proposed 15-unit multifamily dwelling.
6. **3 Tenure Avenue (App. # 2025-31)** – Planning Board to consider the adoption of a SEQRA part 2 for an application for a proposed local house of worship with rabbi residence.

7. **8 Murin Street (App. # 2025-16)** – Planning Board to consider the adoption of a SEQRA part 2 for a preliminary and final site development plan application for a plan to convert a single-family house in a house of worship. (The construction completed already)

37 Prospect Street (App. # 2025-28) - Planning Board to consider the adoption of a SEQRA part 2 for an application for a two-lot Subdivision with two, two family dwellings on each lot.

New Business (5 Minute presentations)

8. **141 Union Road (App. # 2026-01)** The Planning Board to consider an application before the Village Board proposing a zone change from R-1 to R-1A and to draft a recommendation to the Village Board per §255-68.
9. **103 North Main Street (App. # 2025-36)** - The applicant is returning for revised site plan approval limited to a slight design modification. The proposed revision includes reconfiguration of the parking layout and revisions to the site access/entrance to improve site circulation. All other site features, including building footprint, use, setbacks, utilities, and landscaping, remain unchanged from the previously approved plan.
10. **23 East Castle Avenue (App. # 2025-35)** – 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.

Adjournment