

Village of Spring Valley Planning Board

Meeting Agenda

June 29, 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. **32 Jill Lane (App. # 2025-13)** - Planning Board to consider an application for a two-story addition to an existing single-family dwelling for use as a house of worship with a rabbi's residence.
2. **12 Johnson Street (App. # 2025-25)** – Planning Board to consider an application for a two-lot Subdivision and Site Development Plan to construct a single-family dwelling on the newly created lot.

Old business

3. **49 Twin Avenue (App. # 2026)** – Planning Board to consider the adoption of a SEQRA part 3 for an application for preliminary and final Site development plan for a house in a house of worship with rabbi's residence.
4. **29-35 Summit Avenue (App. #2026-3)** - Planning Board to consider the adoption of a SEQRA part 3 for application for Site Plan approval for the construction of a multifamily residential building containing sixty-six (66) dwelling units on property located within the R-4 Zoning District.

5. **17 Division Avenue (App. #2026)** - Planning Board to consider the adoption of a SEQRA part 3 for an application for a two-lot Subdivision and Site Development Plan to construct two, two-family dwellings on each lot.
6. **48 West Street (App. #2026)** – The Planning Board to consider a SEQRA Part 3 for an application for preliminary and final Site development plan for a house of worship with rabbis residence in the R-2 Zone.
7. **295 Route 59 (App. # 2025-30)** – Planning Board to consider setting a date for public hearing for an application for Site Development plan approval to construct an 18-unit residential building in the R-3 zoning district.

New Business

8. **24 West Street (App. # 2026)** - An application is for a proposed mixed use, which will include a warehouse and retail sales space. 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 255- 28K. 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.
9. **76 South Madison (App. # 2026)** – An application for preliminary and final Site development plan for a house in a house of worship with 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.

Adjournment