

Village of Spring Valley Planning Board

Meeting Agenda

Call to order

May 28, 2026
6:00pm

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.

Informal Submission

2. **33 West Church Street (App. #2026)** – Informal review for a proposed house of worship located in the GB Zone. Informal review per §255-41 General procedure, informal submission.

Old business

3. **25-43 Johnson Street (Johnson Estates) (App. # 2024-18)** – Planning Board to consider setting a public hearing for an application for a zone change, special permit, subdivision and site plan application to construct a four-story, 60-unit multi-family development.
4. **33 Union Road (App. # 2025-11)** - Planning Board to consider setting a public hearing for a Site Development Plan for an application to construct a new high school on the same lot as an existing elementary school.
5. **23 East Castle Avenue (App. # 2025-35)** – Planning Board to consider a SEQRA part 3 for a two-lot Subdivision and Site Development Plan to construct two, two-family dwellings on each lot.

6. **135 Route 59 (App. #2026)** – Planning Board to declare lead agency consider the adoption of a SEQRA part 2 an application for a Zone Text Amendment to allow residential development in the HB District without frontage on route 59.
7. **17 Division Avenue (App. #2026)** - Planning Board to consider the adoption of a SEQRA part 2 for an application for a two-lot Subdivision and Site Development Plan to construct two, two-family dwellings on each lot.
8. **49 Twin Avenue (App. # 2026)** – Planning Board to consider the adoption of a SEQRA part 2 for an application for preliminary and final Site development plan for a house in a house of worship with rabbi’s residence.

New Business

9. **25 South Main Street (App. #2026)** – Application for preliminary and final site development plan for an application to add a 3rd floor on an existing 2 story building.

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.

10. **48 West Street (App. #2026)** - Application for preliminary and final Site development plan for a house of worship with rabbis residence in the R-2 Zone. 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 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