

**VILLAGE OF SPRING VALLEY
PLANNING BOARD
MINUTES
December 2, 2010**

A Regular Meeting of the Spring Valley Planning Board was held in the Board Room of the Village Offices on Thursday, December 2, 2010.

PRESENT: Chairman Lorenzo Garner, presiding

Members:

Freddie Crump

Aaron Sternberg

Rosner Dorvil (Absent)

Sylvestre Georges Michel

Levi Schwartz

Juan Carlos Fabbiani

JoAnne Thompson

Asst. Village Attorney:	Edward Katz
Assoc. Planning Consultant:	Michael Kauker
Deputy Building Inspector:	Walter Booker
Deputy Village Clerk:	Kathryn Ball

Chairman Lorenzo Garner called the meeting to order at 7:10p.m.

The Board made the motion to Table the minutes of the November 4, 2010 meeting Until the January 6, 2011 meeting.

Baja Construction/ Linzenberg

Chairman Garner:

This matter is on for a public hearing on an application seeking site plan approval to construct 26 units of housing at the intersection of Bethune Boulevard and Clinton Street.

The hearing was opened and the Clerk stated that all publication, mailing and posting had been done.

Egon Linzenberg appeared for the applicant. He stated that he was not prepared to respond to Mr. Kauker's comments at this time and requested that the hearing be adjourned to the January 6, 2011 meeting of the Planning Board.

It was determined by the board that the public hearing will remain open, and the matter was adjourned to the January 6, 2011 meeting.

2 East Funston Street/Bais Medrash of Rockland

Chairman Garner:

This is a continuation of a preliminary hearing on an application seeking site plan approval to combine two lots into one and to construct a seminary with a dormitory. The existing residence will be the dormitory and the seminary will be built as an attachment to the dormitory.

Mr. Katz:

The applicant seeks a referral to the Village Board for a zone change and to the ZBA for variances. The Board needs to complete a SEQRA review before making these referrals. Last month the Planning Board declared lead agency and Mr. Booker notified the County and others of this declaration. In a memo dated November 24, 2010 the County Department of Planning disapproved for the reasons set forth therein.

James Licata, Esq appeared for the applicant and requested referrals to the Village Board and the ZBA. Mr. Kauker stated that he had completed his review for SEQRA purposes and that the applicant appears to be able to mitigate the environmental factors of the plan. He further stated that the applicant's parking calculations were erroneous as both the seminary and the dormitory require parking spaces. The Board then voted to adopt a negative declaration, and referred the application to the Village Board for a special permit and to the ZBA for variances.

58 North Main St. / Collishaw

Mr. Garner:

This is a continuation of a preliminary hearing on an application seeking site plan approval to convert the upper floor of an existing 2 story building from commercial to residential use. The applicant is seeks a referral to the Village Board for Special Permit and to the ZBA for variances.

Mr. Katz:

Last month the Planning Board declared itself lead agency and Mr. Booker notified the County and others of this declaration. The County Planning Department in a letter, dated 11/18/2010 recommended review by DOT and the Drainage Agency as well as Village determining whether there is adequate available for retail use and the Village study parking in the area.

Murray Friedman appeared for the applicant along with Charles Collishaw requested referrals to the Village Board for a special permit and to the ZBA for variances. Mr. Kauker stated that he completed his SEQRA review and there will be no external changes to the existing building. Therefore there will be no environmental impact.

Mr. Fabiani obtained confirmation that for ventilation purposes another window will be needed in one of the residential units.

The Board adopted a negative declaration and then referred the application to the Village Board and the ZBA.

30 Morris Rd. / Congregation Belzer

Mr. Garner:

This is a continuation of a preliminary hearing on an application seeking site plan approval to demolish an existing one family home and construct a satellite synagogue for use of its members on the Sabbath and other holy days.

Mr. Katz:

Last month the Planning Board declared lead agency and Mr. Booker notified the County and others of this declaration. The County Planning Department in a letter dated 11/30/2010, that the applicant complies with the Drainage Agency's letter dated 11/8/2010 and the Village's Flood Plain Administrator certify that the proposed construction is in compliance with the Village's floodplains regulations and FEMA regulations.

Rabbi Oshry appeared for the applicant and requested referrals to the Village Board and to the ZBA.

Mr. Kauker, stated that he had prepared a negative declaration as the project did not present environmental problems which could not be mitigated. The Board then referred the application to the Village Board for a special permit and to the ZBA for variances.

As there was no further business to come before the board Chairman Garner made the motion to adjourn the meeting at 8:05 p.m. so moved by Mr. Schwartz and seconded by Mr. Sternberg.