

**VILLAGE OF SPRING VALLEY
PLANNING BOARD**

July 1, 2010

A Regular Meeting of the Spring Valley Planning Board was held in the Board Room of the Village Offices on Thursday, July 1, 2010.

PRESENT: Chairperson Lorenzo Garner, presiding (Arrived late at 7:37 p.m.)

Members: Freddie Crump
 Aaron Sternberg
 Rosner Dorvil (Absent)
 Sylvestre Georges Michel
 Levi Schwartz (Arrived late at 7:20 p.m.)
 Juan Carlos Fabbiani
 JoAnne Thompson (Absent)

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

Planning Board Member Aaron Sternberg called the meeting to order at 7:16p.m.

The Board members postponed consideration to adopt the minutes of the June 3, 2010 until the August 5, 2010 meeting.

**PRELIMINARY HEARING
WALGREENS**

Mr. Emanuel, Esq. appeared for the applicant along with Andrew French, the architect for the project.

Mr. Emanuel: advised the Board that it had previously adopted a negative declaration, and the Village Board has granted the Zone Change, The entire property is now in the same zone. He asked the Planning Board to schedule a Public Hearing for site plan approval for August 5, 2010.

Mike Kauker: advised the Board that the traffic study showed no adverse impacts. He asked that a revised site plan be submitted and that the fire inspector and the D. O. T. review the plans.

The applicant still requires a sign variance from the ZBA. The entire Board voted unanimously to schedule the matter for a Public Hearing on August 5, 2010.

**CONTINUATION OF PRELIMINARY HEARING
THE COMMONS**

The applicant has filed a response to the Planning Boards Part II and seeks to complete SEQRA and return to the Village Board for a Special Permit review and then to the ZBA for variances.

John Atzl: The surveyor for the project along with Mr. Emanuel appeared for the applicant. Mr. Atzl advised the Board that testing showed that there was no ground water to 22' and 14' in several areas. The project has sewer and water access. Drainage is from west to east and will not alter the flow of surface water. There will be no net increase in runoff. The surrounding area is highly developed and this project will not change or stand out in the area. There is already a four story building next door and multiple multi- family dwellings nearby.

Mr. Kauker: advised the Board that he is satisfied with the applicant's Part III response to the Board's Part II of the SEQRA.

Mr. Booker: Spoke and advised the Board that there is a 4 story multifamily apartment building in the area nearby.

A motion by Mr. Schwartz to adopt the negative declaration, was seconded by Mr. Fabbiani the motion was approved unanimously.

A motion to set a Public Hearing for the matter on August 5, 2010, was made by Mr. Schwartz and seconded by Mr. Sternberg the motion was approved unanimously.

The applicant will be returning to the Village Board to obtain a special permit for multi-family housing and then will proceed to the ZBA for variances.

**OLD BUSINESS
BETHUNE GARDENS (BAJA CONSTRUCTION)**

This matter was last before this Board in 2007 when the Planning Board referred the applicant to the Village Board for Special Permit consideration. The Village Board refused to schedule the matter for a Special Permit Consideration and the application languished. The applicant has had some discussions with Mayor Jasmin, and now wishes to proceed with the application. The Planning Board should scheduled SEQRA review and when this is completed, decide if it is necessary to refer the applicant to the Village Board and the ZBA.

The applicant did not appear and the matter was adjourned to the August 5, 2010 meeting.

**OLD BUSINESS
HOLIDAY INN EXPRESS**

The Planning Board approved a site plan for the construction of a hotel in November 2008. The applicant seeks to revise its site plan to add additional hotel rooms. This will require a referral to the ZBA for variances since the number of rooms exceeds what the code allows.

John Atzl: Mr. Atzl appeared for the applicant and stated that the site plan previously approved by the Planning Board called for some suites as well as motel rooms. The owner has determined that with the economic downturn the suites are not a good idea and wants to eliminate the suites and construct only motel rooms. This change results in there being 103 rooms, not the 73 which

was approved. The applicant also wants to put Double Decker parking in the basement. There will not be any change to the building itself or to the site.

Mr. Kauker: asked the applicant to amend the traffic study to deal with the increased number of rooms which will increase traffic to and from the site.

The Board referred the applicant to the ZBA for variances for the number of rooms per acre and parking. The Board also determined that, since there are no changes in the site, a public hearing on the amended site plan is not required.