

**VILLAGE OF SPRING VALLEY
PLANNING BOARD
MINUTES
October 7, 2010**

A Regular Meeting of the Spring Valley Planning Board was held in the Board Room of the Village Offices on Thursday, November 4, 2010.

PRESENT: Chairman Lorenzo Garner, presiding

Members: Freddie Crump (Arrived late at 7:15)
 Aaron Sternberg
 Rosner Dorvil (Arrived late at 7:18)
 Sylvestre Georges Michel (Absent)
 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 unanimously approved the minutes of the September 2, 2010 meeting.

Continuation of Public Hearing (Walgreens)

This is a continuation of a public hearing; The applicant is here tonight seeking site plan approval to construct a new Walgreens store at the intersections of Routes 45 and 59. This matter was adjourned to provide time for the applicant to work out some problems with D.O.T regarding the turning movements onto Route 59. Also, the last time that this matter was before this Board Mr. French informed the Board that he would consult with Walgreen's management to see if they would agree to "texture" the asphalt ramp leading into the premises and out onto Route 45.

Ira Emanuel

This matter was last before the Board at the August 5, 2010 meeting. Walgreens intends to tear down the existing building and construct a twenty four hour Walgreens store with a mini medical clinic. The applicant is seeking a waiver for parking to 46 spaces. The store is going to have access via Route 45, Route 59 and Van Orden Avenue.

Mr. Garner

Have the problems been with the D.O.T been addressed

Mr. Emanuel

The D.O.T problems have been addressed and the applicant will comply with whatever the D.O.T. wants. On Route 59 a car may enter with a left or right turn, but when leaving only a right turn is permitted. There were slight changes to the architectural plans which Mr. French explained.

Mr. Kauker

I would like to remind the Board about the need for a parking waiver.

No member of the public asked to be heard. The hearing was closed and the site plan dated 2/19/10 and last revised 10/6/10 was unanimously approved. The Board also voted to grant a waiver for parking to reduce the number of spaces to be provided to 46. Finally, the Board voted unanimously to permit the applicant to establish a mini medical clinic on the premises.

Site 4/Urban Renewal

Isaac Henderson appeared for CPC Corporation, the developer of this site. He stated that he was present to update the Board on the development. A site plan for this property was approved by the Planning Board a few years ago. Financing for it disappeared when the economy went into recession. There is now financing available to complete a slightly smaller project. There will be 54 units rather than 72 and parking will be outside rather than under the building. The exterior and elevations of the building are the same as were previously approved by this Board. Since the approval expired because of the long delay, the Board determined that the applicant must file a new application and, assuming that this is done in a timely manner and because the Board is intimately familiar with the plans, a public hearing was set for the November meeting.

As there was no further business to go before Chairman Garner made the motion to close the meeting at 8:15p.m so moved by Mr. Dorvil and second by Mr. Sternberg.