

**VILLAGE OF SPRING VALLEY
PLANNING BOARD
MINUTES**

September 2, 2010

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

PRESENT: Chairman Lorenzo Garner, presiding

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

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 7:15p.m.

The Board unanimously approved the minutes of the August 5, 2010 meeting.

17 Zeissner/

Millworm

Mr. Katz

This matter returns to the Planning Board to complete SEQRA review. The Village Board has scheduled this matter for a public hearing on September 14, 2010. I have conferred with Mr. Kauker and, I believe, that he agrees that the Planning Board could issue a Negative Declaration.

Mr. Kauker

Stated that the applicant's engineer completed a full form EAF, the only real impact is construction in a flood plain. The applicant has also filed a §255-28 statement required for referral to the Village Board for a Special Permit, and therein addressed the lack of impact of the addition he wants to add to his home. I recommended that the Planning Board adopt a Part 2 which he has prepared and send the applicant to the Village Board for a Special Permit and then to the ZBA for variances.

The Board made the necessary referrals and scheduled the applicant for a public hearing before the Planning Board after he obtains the special permit and the variances he requires.

Walgreens

Mr. Katz

This is a continuation of a public hearing seeking site plan approval to construct a new Walgreens store at the intersection of Routes 45 and 59. Last month, the D.O.T. had not completed its review of the site. On August 11, 2010, the D.O.T. forwarded its comments to the Planning Board. Last month Mr. French advised that he would consult with Walgreens managements to see if they would agree to “texture” the asphalt ramp leading into and out onto Route 45.

At the request of the applicant the Board postponed the next appearance on this matter to its October meeting.

Holiday Inn

Express

Mr Katz

The applicant appeared before the ZBA last month and received variances for no. of units per acre and parking and returns to the Planning Board for amended site plan approval.

John Atzl

The Engineer / Planner for the applicant, Stated that the ZBA granted the necessary variances. He seeks approval of the amended site plan.

Mr. Kauker

Stated that he reviewed the amended traffic study and finds no fault with it, an additional traffic sign will be posted as recommended by the D.O.T.

The Board, on motion, approved the amended site plan dated 7/9/08 and last revised 6/22/10. There will be a new date to reflect the addition of the variances granted by the ZBA and the comments by the D.O.T.

Bethune Gardens (Baja

Construction)

Mr. Katz

The applicant is seeking a referral to the Village Board for special permit and the ZBA for variances. Last

Mr. Kauker

Advised that the applicant needed to provide a full form EAF and that the Board needed to complete SEQRA review before making the referral to the Village Board.

Mr. Katz

The Planning Board declared itself lead agency last month.

Egon Linzenberg

Appeared for the applicant and is seeking the adoption of a negative declaration and referrals to the Village Board and to the ZBA.

Mr. Kauker

Stated that the applicant filed a full EAF and that he prepared a Part 2 for the Board to adopt tonight, the environmental impacts are minor and the applicant will be able to alleviate them during construction.

The Board then voted to adopt the Part II and also the verbal response from the applicant. The Board also adopted the negative declaration that Mr. Kauker had prepared dated September 1, 2010, and referred the applicant to both the Village Board and the ZBA.

Old Business

Mr. Katz provided the Planning Board members with copies of an amended proposed local law which would expand the R-1A zone to cover many more homes in the Blueberry Hill area and another law which would increase the F.A.R and a third one to alter the definition of Gross Floor Area.

Mr. Katz

If any of the Board members want to be heard on these proposals they must have their comments ready by the next Board meeting at the latest.

Mr. Sternberg

I would like to address it right now.

Mr. Sternberg stated that he did not object to the increased F.A.R but had strong reservations about expanding the R-1A zone. He felt that this would increase density in the area because the two family homes which would now be permitted would turn into three or four family homes. This is based on his fear that the owners of the two family homes might have elderly parents or adult disabled children and would expand the homes to accommodate the parents and disabled children. Both he and Mr. Schwartz live in this area of the Village and state that the traffic is very heavy at certain times such as before and after religious services and when buses pick up and drop off children at their home. They both are concerned that this will worsen if more homes become two families. The people now residing in this area want it to remain single family dwellings. They fear additional density.

Mr. Sternberg

I have had discussions with many of my neighbors who share the same views as I have. I have not heard or spoke to anyone that wants this expansion of the R-1A Zone.

Mr. Schwartz

I feel that the increase of the F.A.R to 0.65 is too large of a jump. It will over populate the area.

Mr. Fabbiani

Some of the concerns that I have is whether the existing sewage pipes could accommodate the increased usage brought about by more people living in the area.

After hearing some of the Board members concerns and comments on the proposed local law changes Mr. Kauker stated that he will have his comments prepared for the next Board meeting and will prepare a summary to be submitted to the Village Board for review.

As there was no further business to go before the Board tonight, Chairman Garner made the motion to adjourn the meeting at 8:30 p.m. motion moved by Mr. Dorvil and seconded by Mr. Schwartz.