



# VILLAGE OF SPRING VALLEY

Senator Eugene Levy Municipal Plaza

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*Deputy Mayor*

Zach Clerina

*Trustee*

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*Trustee*

Yisroel Eisenbach

*Trustee*

Alan M. Simon  
*Mayor*

## Village of Spring Valley Planning Board

### Meeting Agenda

December 2, 2021

7:00pm

I. Call to order

II. Flag Salute

III. Roll Call

Ghulam Fani, Chairperson

Frantz Wackmann, Vice Chairperson

Jean Berthomieux

Shmuel Baum

Jean Simon

Yitzchok Sabel

IV. Public hearings

- a) **15 Chestnut Street** – Continuation of the consideration of a Preliminary and Final Site Development Plan to construct a three-story office building with basement.

V. Old business

- a) **29-31 Singer Avenue** – Planning Board to consider the adoption of a SEQRA Negative Declaration for an application for a Zoning Amendment and Preliminary and Final Site Development Plan to construct a four-story, 16-unit residential multiple family development.
- b) **1-3 Funston Avenue** – Planning Board to consider the adoption of a SEQRA Negative Declaration for an application for zone change and Preliminary and Final Site Development Plan to construct a 12-unit multiple family development in one, three-story building.
- c) **SUEZ Water, NY** – Planning Board to declare Lead Agency and consideration of adoption of a SEQRA Part 2 for an application for Preliminary and Final Site Development Plan to upgrade the existing well field operation which is required to comply with state regulations regarding drinking water.

- d) **33 South Main Street** – Planning Board to declare Lead Agency and consideration of adoption of a SEQRA Part 2 for an application Preliminary and Final Site Development Plan to construct a three-story mixed use commercial residential building.
- e) **Ensign Realty Associates, LLC (Atrium)** – Planning Board to declare Lead Agency and consideration of adoption of a SEQRA Part 2 for an application for Preliminary and Final Site Development Plan to construct an addition on an existing two-story building for use as an office and catering facility.
- f) **16 Aselin Drive** – Planning Board to declare Lead Agency and consideration of adoption of a SEQRA Part 2 for an application for Preliminary and Final Site Development Plan to construct a house of worship and a residence for the Rabbi.
- g) **32 Union Road** – Referral from Village Board pursuant to §255-68 for review and recommendation by the Planning Board for a proposed zoning map amendment to change the zoning of the subject property from an R-2 zone to a R-3 zone. The Planning Board has 60 days to review and report back to the Village Board.
- h) **Possible Joacin (6 Maxine Court)** – Planning Board to consider the adoption of a SEQRA Part 2 for an Application for a Subdivision Plat and Site Development Plan for a two-lot residential subdivision in which an attached two-family dwelling is proposed which is not permitted and therefore requires a Use Variance.

## VI. New business

- a) **22 Prospect Street** – Application for a Subdivision Plat and Site Development Plan for a two-lot residential subdivision. The applicant previously received subdivision and site development plan approval from the Planning Board, but the subdivision map was not filed with the county and therefore the subdivision and site plan approval have subsequently expired. 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.
- b) **34 Ridge Avenue** – Application for a Subdivision Plat and Amended Site Development Plan for a two-lot residential subdivision. The applicant previously received subdivision and site development plan approval from the Planning Board on January 28, 2021. The subdivision plat was not signed by the Planning Board Chair and subsequently not filed with the County. 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.

## VII. Adjournment