

**VILLAGE OF SPRING VALLEY  
VILLAGE BOARD  
MARCH 18, 2025 8:49 PM**

Present: Deputy Mayor Gross  
Trustee Eisenbach  
Trustee Smith

Absent: Mayor Simon  
Trustee Grossman

Also Present: Attorney Chafizadeh

Clerk Montgomery read the roll

Assemblage saluted the flag led by Attorney Licata

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**Resolution No. T-064-3.18.25**

Moved By Deputy Mayor Gross, Seconded by Trustee Smith

WHEREAS, Mayor Simon and the members of the Spring Valley Board of Trustees have reviewed bills to be paid reflecting such expenditures, and

WHEREAS, Abstracts require the approval of the Village of Spring Valley Board of Trustees, now, therefore, it is hereby

RESOLVED, that the Village of Spring Valley Board of Trustees hereby approves the payment of the bills of the Village of Spring Valley set forth below and authorizes the Treasurer of the Village of Spring Valley to pay such bills, with the exceptions noted below.

**APPROVAL OF ABSTRACTS**

**GENERAL FUND 2025/20**

Amount \$92,337.46

Claim #'s 56065729 thru 56065922

**POST AUDITED GENERAL ABSTRACT 2025/20**

Amount \$213,498.03

Claim #'s 56065725 thru 56065918

On Roll:

Mayor Simon	Absent
Deputy Mayor Gross	Yes
Trustee Grossman	Absent
Trustee Eisenbach	Yes
Trustee Smith	Yes

Dated: March 18, 2025

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**Resolution No. T-065-3.18.25**

Moved by Deputy Mayor Gross, Seconded Trustee Eisenbach

RESOLUTION APPROVING SECTION 8 ABSTRACT # 855

WHEREAS, Section 8 requests approval of Abstract # 855

and;

WHEREAS, such requests require the approval of The Board of Trustees, Village of Spring Valley;

NOW, THEREFORE, BE IT

RESOLVED, that Section 8's request for approval of Abstract #855 is hereby approved.

<b>SECTION 8</b>	<b>AMOUNT</b>
Abstract #855	\$4,902.72

On Roll:

Mayor Simon	Absent
Deputy Mayor Gross	Yes
Trustee Grossman	Absent
Trustee Eisenbach	Yes
Trustee Smith	Yes

Dated: March 18, 2025

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**Resolution No. T-066-3.18.2025**

Moved by Deputy Mayor Gross, Seconded by Trustee Eisenbach

**AUTHORIZATION TO PAY HARRIS BEACH MURTHA  
CULLINA, PLLC \$4,425.50 FOR LEGAL SERVICES  
RENDERED BETWEEN FEBRUARY 1, 2025 THROUGH  
FEBRUARY 28, 2025 IN THE SNEAD MATTER**

WHEREAS, the Village has retained Harris Beach Murtha Cullina, PLLC to provide legal services in a variety of matters; and

WHEREAS, Harris Beach Murtha Cullina, PLLC has submitted invoices for services rendered in the Snead matter on behalf of the Section 8 Office, totaling \$4,425.50, for services rendered from February 1, 2025 through February 28, 2025; and

WHEREAS, the Village Board wishes to authorize payment of \$4,425.50.

NOW, THEREFORE, it is hereby resolved by the Board of Trustees as follows:

Section 1. The Village Board hereby ratifies and affirms each and every “WHEREAS” paragraph above and approves the payment of the invoices totaling \$4,425.50 to Harris Beach Murtha Cullina, PLLC.

Section 2. The Board directs staff to take whatever steps necessary to make payment thereof.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

On Roll:

Mayor Simon	Absent
Deputy Mayor Gross	Yes
Trustee Grossman	Absent
Trustee Eisenbach	Yes
Trustee Smith	Yes

Dated: March 18, 2025

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**Public Participation:**

No one present wishing to speak.

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**Resolution No. T-067-3.18.2025**

Moved by Deputy Mayor Gross, Seconded by Trustee Eisenbach

**RESOLUTION CALLING FOR A PUBLIC HEARING FOR  
THE APPROVAL OF THE PUBLIC HOUSING AUTHORITY  
PLANS FOR THE VILLAGE OF SPRING VALLEY  
SECTION 8 PROGRAM FIVE-YEAR/ANNUAL AGENCY  
PLAN FOR FYB 2025**

WHEREAS, the Village works with the Public Housing Authority to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination; and

WHEREAS, the Village of Spring Valley Section 8 Program operates and manages a Section 8 Housing Choice Voucher Program; and

WHEREAS, the Village plans to submit the Public Housing Authority’s plan to the U.S. Department of Housing and Urban Developments for fiscal year beginning July 1, 2025; and

WHEREAS, the Village held a public hearing to consider approval of the Village of Spring Valley Section 8 Program Five-Year/Annual Agency Plan.

NOW, THEREFORE, it is hereby resolved by the Board of Trustees as follows:

The Village Board hereby ratifies and affirms each and every “WHEREAS” paragraph above and the Village of Spring Valley Section 8 Program Five-Year/Annual Agency Plan.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

On Roll:

Mayor Simon	Absent
Deputy Mayor Gross	Yes
Trustee Grossman	Absent
Trustee Eisenbach	Yes
Trustee Smith	Yes

Dated: March 18, 2025

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**Resolution No. T-068-3.18.2025**

Moved by Deputy Mayor Gross, Seconded by Trustee Smith

**RESOLUTION APPROVING A ZONE CHANGE FOR 24  
TENURE AVENUE FROM THE VILLAGE’S R-1 ZONING  
DISTRICT TO THE POR ZONING DISTRICT**

WHEREAS, on May 2, 2024, the applicant/owner Hamaspik of Rockland County Inc. (the “Applicant”) previously received approval to construct a two story office building with a basement and 111 parking spaces on property located at 324 Route 59 (S/B/L: 57.45-1-18)(the “Initial Property”); and

WHEREAS after receiving the necessary approvals for the above detailed project, the owner acquired additional property at 24 Tenure Avenue (S/B/L: 57.45-1-19) (the “Property”), which the Applicant now proposes to incorporate into the previously approved project which will also include an expansion of the parking area and adding a third floor to the previously approved office building; and

WHEREAS, in furtherance of the new project, the Applicant seeks to change the zoning of the Property located on Tenure Avenue (S/B/L: 57.45-1-19) (the Property) from the R-1 Zoning District to the POR Zoning District (the “Application”); and

WHEREAS, the Applicant will require subdivision and site plan approval from the Planning Board and variances from the Zoning Board; and

WHEREAS, a public hearing was held on the Application on March 18, 2025 before the Village Board of Trustees; and

WHEREAS, County Planning, in a letter, dated January 9, 2025 indicated that it did not issue a recommendation, remanding the matter for local decision.

NOW, THEREFORE, it is hereby resolved by the Village Board of Trustees as follows:

The Village Board of Trustees hereby ratifies and affirms each and every “WHEREAS” paragraph above and approves a zone change for the property located at 24 Tenure Avenue (S/B/L: 57.45-1-19) from the R-1 Zoning District to the POR Zoning District.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

On Roll:

Mayor Simon	Absent
Deputy Mayor Gross	Yes
Trustee Grossman	Absent
Trustee Eisenbach	Yes
Trustee Smith	Yes

Dated: March 18, 2025

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Deputy Mayor Gross moved to set a Public Hearing for April 1, 2025, for the applicant of 72-74 NY-59 seeking a Special Permit to construct a digital billboard, motion was seconded by Trustee Smith and carried by all present.

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**Resolution No. T-069-3.18.2025**

Moved by Trustee Smith, Seconded by Trustee Eisenbach

**APPROVAL OF A SIDEWALK IMPROVEMENT PROJECT  
FOR SUBMISSION TO THE 2025 COMMUNITY  
DEVELOPMENT BLOCK GRANT PROGRAM**

WHEREAS, the Village will be applying for a 2025 Community Development Block Grant; and

WHEREAS, the Village Board of Trustees held a public hearing on March 4, 2025 to solicit proposals from the community; and

WHEREAS, the Village Board of Trustees heard from residents who suggested improvements to Tiger’s Den Park; and

WHEREAS, the Village has recently made improvements to Tiger’s Den Park; and

WHEREAS, a committee has recommended a number of potential projects including sidewalk rehabilitation; and

WHEREAS, various sidewalks are in need of rehabilitation, including, but not limited to the following: Division Avenue (from Fairview Avenue to South Central Avenue), Riguard Road (from 6 Regaud Road to the end of Nancy Lane on the even side of the road), Dr. Frank Road (from Fox Lane through Humbert Court on the even side of the road) and Marmen Place (on the odd side of the road); and

WHEREAS, the estimated cost of fixing the above listed sidewalks is approximately \$500,000.

NOW, THEREFORE, it is hereby resolved by the Village Board of Trustees as follows:

Section 1. The Village Board of Trustees hereby ratifies and affirms each and every “WHEREAS” paragraph and authorizes Village staff to apply for a Community Development Block Grant to provide \$500,000 in sidewalk improvements to Division Avenue (from Fairview Avenue to South Central Avenue), Riguard Road (from 6 Regaud Road to the end of Nancy Lane on the even side of the road), Dr. Frank Road (from Fox Lane through Humbert Court on the even side of the road) and Marmen Place (on the odd side of the road).

Section 2. The Village Board of Trustees directs staff to take whatever steps necessary to apply for this grant.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

On Roll:

Mayor Simon	Absent
Deputy Mayor Gross	Yes
Trustee Grossman	Absent
Trustee Eisenbach	Yes
Trustee Smith	Yes

Dated: March 18, 2025

**Resolution No. T-070-3.18.2025**

Moved by Deputy Mayor Gross, Seconded by Trustee Smith

**RESOLUTION APPOINTING DERLI SANTANA TO SERVE  
AS A FULL-TIME POLICE CERTIFIED OFFICER WITH  
THE SPRING VALLEY POLICE DEPARTMENT  
BEGINNING ON MARCH 25, 2025**

WHEREAS, the Village Police Department is in need of a Police Officer to serve and protect the Village and its residents; and

WHEREAS, Derli Santana has applied for a full-time, Certified Police Officer position with the Village; and

WHEREAS, the Rockland County Personnel Department reviewed Derli Santana's application and determined they are cleared as fit for duty.

NOW, THEREFORE, it is hereby resolved by the Board of Trustees as follows:

Section 1. The Village Board hereby ratifies and affirms each and every "WHEREAS" paragraph above and the Village hereby appoints Derli Santana to the Village Police Department to serve and protect the Village and its residents starting on March 25, 2025.

Section 2. The Village Board authorizes staff to execute any documents required to appoint Derli Santana to the Village Police Department.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

On Roll:

Mayor Simon	Absent
Deputy Mayor Gross	Yes
Trustee Grossman	Absent
Trustee Eisenbach	Yes
Trustee Smith	Yes

Dated: March 18, 2025

**Resolution No. T-071-3.18.2025**

Moved by Deputy Mayor Gross, Seconded by Trustee Smith

**AUTHORIZATION TO ALLOW SPRING VALLEY POLICE  
DEPARTMENT TO ENTER INTO A MEMORANDUM OF  
UNDERSTANDING WITH THE CARES PROGRAM OF  
ROCKLAND COUNTY**

WHEREAS, the Village of Spring Valley Police Department personnel are required to protect and serve the Village; and

WHEREAS, the CARES Program of Rockland County provides individuals with assisted recovery and treatment for substance abuse; and

WHEREAS, the Village of Spring Valley Police Department wishes to enter into a memorandum of understanding with the CARES Program of Rockland County to assist with recovery and treatment for substance abuse within the Village.

NOW, THEREFORE, it is hereby resolved by the Board of Trustees as follows:

Section 1. The Village hereby ratifies and affirms each and every “WHEREAS” paragraph above and authorizes the Village of Spring Valley Police Department to enter into a Memorandum of Understanding to support the CARES Program of Rockland County.

Section 2. The Village Board authorizes the Village Mayor and any necessary staff to execute any documents required to effectuate the Memorandum of Understanding between the Village of Spring Valley Police Department and the CARES Program of Rockland County, subject to the approval of language by the Village attorney.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

On Roll:

Mayor Simon	Absent
Deputy Mayor Gross	Yes
Trustee Grossman	Absent
Trustee Eisenbach	Yes
Trustee Smith	Yes

Dated: March 18, 2025

**Resolution No. T-072-3.18.2025**

Moved by Deputy Mayor Gross, Seconded by Trustee Smith

**AUTHORIZATION FOR THE VILLAGE OF SPRING VALLEY POLICE DEPARTMENT TO ACCEPT \$7,109.22 IN COUNTER-TERRORISM REIMBURSEMENT FROM THE COUNTY OF ROCKLAND**

WHEREAS, the Village of Spring Valley Police Department previously spent \$7,109.22 on Counter Terrorism Training; and

WHEREAS, the Village can enter into an intermunicipal agreement with the County of Rockland to provide reimbursement for such Counter Terrorism Training.

NOW, THEREFORE, it is hereby resolved by the Board of Trustees as follows:

Section 1. The Village hereby ratifies and affirms each and every “WHEREAS” paragraph above and authorizes the Village to enter into an intermunicipal agreement with the County of Rockland to provide \$7,109.22 in reimbursement for Police Department Counter Terrorism Training.

Section 2. The Village Board authorizes the Village staff to take whatever actions necessary to enter into the intermunicipal agreement.

Section 3. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

On Roll:

Mayor Simon	Absent
Deputy Mayor Gross	Yes
Trustee Grossman	Absent
Trustee Eisenbach	Yes
Trustee Smith	Yes

Dated: March 18, 2025

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Spring Valley Police Department submitted their February 2025 Police Report which was entered into the record.

**Resolution No. T-073-3.18.2025**

Moved by Deputy Mayor Gross, Seconded by Trustee Smith

**AUTHORIZATION FOR THE RENTAL OF A USED 2018  
RAVO 5I STREET SWEEPER FOR THE DEPARTMENT OF  
PUBLIC WORKS**

WHEREAS, the Department of Public Works requests the use of a street sweeper to clean and maintain the roads and streets within the Village; and

WHEREAS, a Ravo 5I Street Sweeper may be leased for \$12,000 for the month of April.

NOW, THEREFORE, it is hereby resolved by the Board of Trustees as follows:

The Village Board hereby ratifies and affirms each and every “WHEREAS” paragraph above and authorizes the Village to enter into a rental agreement in the amount of \$12,000 for the month of April for a used 2018 Ravo 5I Street Sweeper for the Department of Public Works.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

On Roll:

Mayor Simon	Absent
Deputy Mayor Gross	Yes
Trustee Grossman	Absent
Trustee Eisenbach	Yes
Trustee Smith	Yes

Dated: March 18, 2025

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**Resolution No. T-074-3.18.2025**

Moved by Deputy Mayor Gross, Seconded by Trustee Eisenbach

**RESOLUTION ACCEPTING THE RETIREMENT OF  
CUSTODIAL WORKER PIERRE ROLIN RENE,  
EFFECTIVE MARCH 31, 2025**

WHEREAS, Custodial Worker, Pierre Rolin Rene has served the Village for many years;  
and

WHEREAS, Custodial Worker, Pierre Rolin Rene has submitted notice of his retirement, effective March 31, 2025.

NOW, THEREFORE, it is hereby resolved by the Board of Trustees as follows:

Section 1. The Village Board hereby ratifies and affirms each and every “WHEREAS” paragraph above and accepts Custodial Worker, Pierre Rolin Rene’s retirement, effective March 31, 2025.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

On Roll:

Mayor Simon	Absent
Deputy Mayor Gross	Yes
Trustee Grossman	Absent
Trustee Eisenbach	Yes
Trustee Smith	Yes

Dated: March 18, 2025

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**Resolution No. T-075-3.18.2025**

Moved by Deputy Mayor Gross, Seconded by Trustee Smith

**AUTHORIZATION FOR PAYMENT TO EVOGOV IN THE  
AMOUNT OF \$200.00 FOR MONTHLY MAINTENANCE OF  
THE VILLAGE WEBSITE AND YEARLY ADA  
COMPLIANCE FEE IN THE AMOUNT OF \$498.00**

WHEREAS, the Village hired Evogov to update the Village’s website; and

WHEREAS, Evogov has completed updating the Village website and wishes to maintain the Village’s website for \$200.00 per month; and

WHEREAS, the Americans with Disabilities Act (“ADA”) requires that all electronic information and technology, including websites, videos, and social media, are accessible to people with disabilities; and

WHEREAS, Evogov will maintain ADA compliance on the website for the yearly amount of \$498.00.

NOW, THEREFORE, it is hereby resolved by the Board of Trustees as follows:

Section 1. The Village Board hereby ratifies and affirms each and every “WHEREAS” paragraph above and authorizes payment in the amount of \$200.00 per month and \$498.00 per year to Evogov, for monthly maintenance and annual ADA compliance of the Village website.

Section 2. The Board directs staff to take whatever steps necessary to accept these monies.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

On Roll:

Mayor Simon	Absent
Deputy Mayor Gross	Yes
Trustee Grossman	Absent
Trustee Eisenbach	Yes
Trustee Smith	Yes

Dated: March 18, 2025

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**Resolution No. T-076-3.18.2025**

Moved by Deputy Mayor Gross, Seconded by Trustee Smith

**AUTHORIZATION TO PAY HARRIS BEACH MURTHA  
CULLINA, PLLC IN THE AMOUNT OF \$16,461.63 FOR  
LEGAL SERVICES RENDERED FROM FEBRUARY 1, 2025  
THROUGH FEBRUARY 28, 2025**

WHEREAS, the Village has retained Harris Beach Murtha Cullina, PLLC to provide legal services in a variety of matters; and

WHEREAS, Harris Beach Murtha Cullina, PLLC has submitted invoices for legal services rendered from February 1, 2025 through February 28, 2025, totaling \$16,461.63; and

WHEREAS, the Village Board wishes to authorize payment of \$16,461.63.

NOW, THEREFORE, it is hereby resolved by the Board of Trustees as follows:

Section 1. The Village Board hereby ratifies and affirms each and every “WHEREAS” paragraph above and approves the payment of the invoices totaling \$16,461.63 to Harris Beach Murtha Cullina, PLLC.

Section 2. The Board directs staff to take whatever steps necessary to make payment thereof.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

On Roll:

Mayor Simon	Absent
Deputy Mayor Gross	Yes
Trustee Grossman	Absent
Trustee Eisenbach	Yes
Trustee Smith	Yes

Dated: March 18, 2025

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**Resolution No. T-077-3.18.2025**

Moved by Trustee Eisenbach, Seconded by Trustee Smith

**RESOLUTION AUTHORIZING THE RETENTION OF  
MCCAREY PROPERTY MANAGEMENT, LLC AS AN  
INDEPENDENT CONTRACTOR / CONSULTANT  
THROUGH APRIL 2, 2025**

WHEREAS, the Village has retained McCarey Property Management, LLC as an independent contractor/consultant to assist the Village staff in certain matters related to the Building Department and fire safety issues; and

WHEREAS, the Village desires to continue the retention of McCarey Property Management, LLC through April 2, 2025, under the same terms; and

NOW, THEREFORE, it is hereby resolved by the Board of Trustees as follows:

Section 1. The Village Board hereby ratifies and affirms each and every “WHEREAS” paragraph and approves the retention of McCarey Property Management, LLC, under the same terms, through April 2, 2025.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

On Roll:

Mayor Simon	Absent
Deputy Mayor Gross	Yes
Trustee Grossman	Absent
Trustee Eisenbach	Yes
Trustee Smith	Yes

Dated: March 18, 2025

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At 9:17 pm Deputy Mayor Gross moved to adjourn the meeting, seconded by Trustee Eisenbach and carried by all present.

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