

**VILLAGE OF SPRING VALLEY
VILLAGE BOARD
JUNE 17, 2025 8:30 PM**

Present: Mayor Simon
Deputy Mayor Gross
Trustee Smith

Absent: Trustee Grossman
Trustee Eisenbach

Also Present: Attorney Chafizadeh

Roll Call: Clerk Montgomery

Assemblage saluted the flag: Trustee Smith

Resolution No. T-119-6.17.25

Moved by Deputy Mayor Gross, Seconded by Mayor Simon

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 2025/01

Amount \$704,134.91

Claim #'s 56066608 thru 56066862

POST AUDITED GENERAL ABSTRACT 2025/01

Amount \$343,205.10

Claim #'s 56066590 thru 56066852

On Roll:

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

Dated: June 17, 2025

Resolution No. T-120-6.17.2025

Moved by Deputy Mayor Gross, Seconded by Mayor Simon

**AUTHORIZATION TO TAX REFUNDS FOR THE
DUPLICATE PAYMENT OF VILLAGE TAXES**

WHEREAS, the Village Treasurer has been collecting taxes for 2024; and

WHEREAS, the taxes for the below properties have had their taxes paid twice for the year 2024:

- a. Kohen (50.77-2-9.211) 36 Paiken Drive. \$8563.62
- b. YY Garden Trust (50.61-1-35.1) 5 Stysly La. \$1,502.40
- c. 61 White LLC (57.40-1-53) 61 White Street. \$2,253.85
- d. Feldheim (49.60-1-49) 23 Yale Drive. \$7,211.48
- e. Pasternak (49.60-1-51) 21 Blueberry Hill \$6,850.89
- f. Rosenfeld (49.68-2-38.-1) 14 Dr. Frank Road \$2,704.30

WHEREAS, the Village Board would like to refund the duplicative payments to the above taxpayers.

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 below refunds of duplicative tax payments:

- a. Kohen (50.77-2-9.211) 36 Paiken Drive. \$8563.62
- b. YY Garden Trust (50.61-1-35.1) 5 Stysly La. \$1,502.40
- c. 61 White LLC (57.40-1-53) 61 White Street. \$2,253.85
- d. Feldheim (49.60-1-49) 23 Yale Drive. \$7,211.48
- e. Pasternak (49.60-1-51) 21 Blueberry Hill \$6,850.89
- f. Rosenfeld (49.68-2-38.-1) 14 Dr. Frank Road \$2,704.30

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

Dated: June 17, 2025

Resolution No. T-121-6.17.25

Moved by Deputy Mayor Gross, Seconded by Mayor Simon

RESOLUTION APPROVING SECTION 8 ABSTRACT # 859

WHEREAS, Section 8 requests approval of Abstract # 859

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 #859 is hereby approved.

SECTION 8	AMOUNT
Abstract #859	\$4,195.83

On Roll:

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

Dated: June 17, 2025

Public Participation:

Mr. Trotman, President of the Spring Valley Branch of the NAACP expressed that he feels Juneteenth, as a Federal Holiday, having to be approved by the village every year reeks of racism.

Public Hearing for the applicant of 72-74 NY-59 seeking a Special Permit to construct a digital billboard was adjourned until the July 15, 2025 Village Board meeting.

On Roll:

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

Resolution No. T-122-6.17.2025

Moved by Deputy Mayor Gross, Seconded by Trustee Smith

**LOCAL LAW CREATING VILLAGE CODE CHAPTER 210
REGULATING BILLBOARDS WITHIN THE VILLAGE**

WHEREAS, the Village has the authority to regulate its Zoning Code in an effort to promote and protect the public health, welfare and safety; and

WHEREAS, neither the Village Code nor the Village Zoning Code previously regulated billboards; and

WHEREAS, on September 3, 2024, the Village adopted Village Code Chapter 210 dealing with Billboards to permit them in certain locations throughout the Village; and

WHEREAS, on April 16, 2025, the Village also forwarded its previously adopted Local Law, creating Village Code Chapter 210 to the Rockland County Department of Planning, New York State Thruway Authority, Town of Ramapo and Town of Clarkstown for their review, as requested by the County of Rockland; and

WHEREAS, on May 6, 2025 the Village received detailed comments from the Rockland County Department of Planning and Rockland County Highway Department, relating to Village Code Chapter 210, but no comments from any other governmental entity; and

WHEREAS, the Village has reviewed the County Planning and Highway Departments' comments and wishes to incorporate them into Village Code Chapter 210, and readopt same as revised; and

WHEREAS, the Village also proposes to amend Chapter 118 Fees, relating to Billboards, while also updating Village Code Chapter A, Appendix A, Table of General Use Requirements and Chapter B, Appendix B, Table of General Bulk Requirements to provide appropriate references related to Billboards; and

WHEREAS, on June 17, 2025 the Village Board held a public hearing to consider proposed amendments to the Village Code as detailed above; and

WHEREAS, the Village Board has reviewed the application which is a Type I Action under the New York State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, the Village Board has considered the environmental impacts of the proposed zoning change finding that the proposed action will not have a significant impact on the area to be affected.

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.

Section 2. The Village Board issues a negative declaration under SEQRA, finding that the environmental impacts of the proposed amendments to the Village Code will not have a significant impact on the areas to be included in the Billboard Legislation; and

Section 3. The Village Board hereby adopts the revised Village Code Chapter 210, amends Chapter 118 Fees, while also updating Village Code Chapter A, Appendix A, Table of General Use Requirements and Chapter B, Appendix B, Table of General Bulk Requirements as follows, with underlined language being added and ~~struck through~~ language being removed:

Chapter 210. Billboards

§ 210-1. Legislative Intent.

The purpose of this Billboard chapter is to promote and protect the public health, welfare and safety by regulating Billboards of all types. It is intended to encourage the use of Billboards as a means of communication, protect property values, protect and enhance the aesthetic environment and enhance the Village's ability to attract sources of economic development and growth.

§ 210-2. Title.

This chapter shall hereafter be known and cited as the “Billboard Law.”

§ 210-3. Definitions.

BILLBOARD

A sign for a business, profession, activity (commercial or noncommercial), commodity or service not on the premises where the sign is located.

BILLBOARD, DIGITAL

Any Billboard displaying images controlled by electronic communication.

§ 210-4. Billboards.

A. Permits. No Billboard shall be erected or maintained without the proper permit.

B. General regulations.

- (1) Illumination. A Billboard may be illuminated, provided that all light sources shall be designed, shielded, arranged and installed to confine or direct all illumination to the surface of the Billboard and away from adjoining properties. Light sources shall not be visible from any street or any adjoining properties. Billboards may contain or include such public service information as time, date, temperature, weather or similar information. This regulation shall not prohibit Digital Billboards, as defined in this chapter. However, Digital Billboards must comply with all State and Federal Regulations and may not display more than one message every eight seconds or such other time interval as the Village Planning Board provides during site plan review ~~and comply with all State and Federal Regulations~~. Also, Digital Billboards shall be made available to Village, County and State emergency services in case of emergency or for such matters as Amber Alerts, up to a maximum of 10% of the time the Digital Billboard is in operation, at a discounted rate to be agreed upon with the ~~billboard~~ Billboard operator.
- (2) Digital display brightness shall be as follows:
 - a. No ~~digital~~ Digital Billboard shall be permitted if its brightness is such that it interferes with the effectiveness of a traffic control device.
 - b. Maximum brightness levels for each ~~digital~~ Digital Billboard shall not exceed 0.2 foot-candles over ambient light levels measured within 150 feet of the Billboard. Each Billboard must guarantee that the Billboard has been preset to automatically adjust the brightness to these levels or lower.
- (3) Attachment to buildings prohibited. No Billboard shall be erected on or attached to any building.
- (4) Moving, fluttering or revolving devices prohibited. No Billboard or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners or other similar moving, fluttering or revolving devices.
- (5) Size. No Billboard face shall exceed an area of 1,200 square feet

- (6) Height. The height of the Billboard, measured from the street level to the bottom of the sign, shall be no less than 15 feet and no more than 75 feet above the average existing grade level, starting from the street toward which the sign is intended to display messaging.
- (7) Permit number. Every Billboard shall bear the permit number and name of the permit holder and/or owner of the land upon which the Billboard is erected, prominently and permanently affixed on the face thereof. A proper space shall be reserved in the lower left-hand corner of the permit plaque where the annual permit inspection tag shall be affixed. This annual permit tag shall be issued by the Building Department or their designee. This annual permit tag shall be affixed to the Billboard by the owner and/or applicant.
- (8) Maintenance required. A Billboard and its structure shall be maintained, including the change of the advertising message, the repairing and replacing of component parts and the performance of other acts as incident to the upkeep of the Billboard.
- (9) No Billboard shall display advertising matter of an indecent or obscene nature.
- (10) No Billboard shall confuse, mislead or resemble any government Billboard.
- (11) The Schedule of Fees for Billboard Applications, as well as Annual Fees are outlined in Village Code Chapter 118.

C. Location

- (1) Any and all Billboards or advertising device as set for in Public Authorities Law 361-a must comply with Public Authorities Law 361-a.
- (2) A maximum of five (5) Billboards shall be permitted to exist within the ~~village~~ Village.
- (3) Billboards shall be permitted in the PLI, PO, GB & HB zones only (see also, Village Code Chapter A, Appendix A, Table of Use Requirements §§ A-8, A-10, A-11, A-12), subject to subsection C (2) above.
- (4) Digital Billboards shall be separated from each other by a distance of at least 1,400 feet when on the same road and facing the same direction, and static Billboards shall be separated by a distance of 1,000 feet when on the same road and facing the same direction, except that two (2) such Billboards may be arranged on an angle or back-to-back. The distance between a static and Digital Billboard shall also be 1,000 feet when on the same road and facing the same direction. All Billboards must comply with NYDSOT regulations and the regulations of the Federal Highway Administration.
- (5) Billboards shall not be permitted within 200 feet of any public park, playground, cemetery or structure within a residential zone.

- (6) No Billboard shall be constructed, erected or altered within 660 feet of the edge of the right-of-way of any primary arterial roadway or within Rockland County's right-of-way, designed street lines, unless permission is granted by the Rockland County Highway Department, NYS DOT and/or NYS Thruway Authority. Normal maintenance of the structure and modification of copy shall be exempted from the aforementioned prohibitions.
- (7) No Billboard shall be erected in areas that obstruct a driver's view of approaching traffic, in areas where they would obscure official traffic control signals, signals, and/or devices, or in areas with complex geometry of the road environment, intersections, heavy traffic, merging and diverging traffic where vehicle operators are required to make decisions.
- (8) For bulk table restrictions reference Village Code Chapter B, Appendix B, Table of General Bulk Requirements §§ B-8, B-10, B-11, and B-12).

D. Construction specifications.

- (1) Billboards shall be constructed in accordance with the New York State Uniform Fire Prevention and Building Code.
- (2) Each application for the erection of a Billboard shall be accompanied with a detailed set of structural plans bearing the seal of a licensed engineer or architect registered to practice in the State of New York.
- (3) All electrical work shall be in accordance with the standards of the Village Electrical Inspector or any party properly deputized by the Village Electrical Inspector.

E. Billboard permit required; site plan required; restoration; revocation of permit; removal of certain Billboards.

- (1) Billboard permit required. After the effective date of this article and except as otherwise herein provided, no person shall erect or maintain any Billboard, as defined herein, without first obtaining site plan approval and a Billboard permit from the Building Department. The process for obtaining a permit is as follows:
 - (a) Application for zoning verification. Application for a Billboard zoning verification must first be made to the Building Department, in writing, in duplicate, upon forms prescribed and provided by the Building Department. The Building Department will issue its verification to the applicant and any relevant Village Board.
 - (b) Application for site plan review. No permit shall be issued for any new Billboard unless the applicant has obtained site plan approval from the Village

Planning Board. All variances must be obtained prior to the issuance of any building permit.

[1] In addition to all other Planning Board requirements, the applicant seeking approval of a Billboard, must provide a detailed construction plan identifying the position of any lighting or other extraneous devices; a location plan showing the position of the Billboard on the site and its position in relation to nearby buildings or structures and to any private or public street or highway, as well as and its height. The Village also requires the submission of visual simulations of the proposed structure, as viewed from public rights-of-way and any other location deemed significant by the Village, to properly evaluate the visual impacts of the proposed Billboard. The applicant shall also provide a full lighting plan to ensure that the Planning Board can apply the appropriate lighting requirement.

(c) Application for Billboard permit. Application for the permit must be made in writing upon forms prescribed and provided by the Building Department, and shall include the following:

~~[1] A detailed drawing showing a description of the construction details of the Billboard position of lighting or other extraneous devices; a location plan showing the position of the Billboard on the site and its position in relation to nearby buildings or structures and to any private or public street or highway and its height.~~

[1] Written consent of the owner of the land on which the Billboard is to be erected in the event that the applicant is not the owner thereof.

[2] An electrical permit, from the Village Electrical Inspector or an electrical inspection agency approved by the Village Electrical Inspector, issued for said Billboard.

[3] The current fee established for the same by this Local Law and as amended from time to time by resolution of the Village Board. This fee and approval constitute the first-year annual fee and renewal permit, as detailed in Village Code Chapter 118.

[4] Other such information as required by the Building Department.

(d) Issuance of permit. It shall be the duty of the Building Department to issue a permit for the erection of a proposed Billboard, provided that:

[1] The proposed Billboard has received Planning Board approval.

[2] The proposed Billboard is in compliance with all the requirements of this article, as well as all other laws and ordinances of the Village of Spring Valley.

- (e) Issuance of annual renewal permit. Each Billboard permit shall be renewed with the Building Department in accordance with the following regulations:

[1] Application for an annual permit shall be made within 60 calendar days after the first day of January.

[2] The applicant shall submit any changes in ownership of the Billboard or property and an affidavit stating that the same has been changed on the Billboard itself.

[3] Fees. The fee for an annual permit shall be in accordance with the fee schedule adopted by the Village Board and included in Chapter 118.

- (2) Replacement or restoration of an existing Billboard. Nothing in this article shall prevent the replacement or restoration of an existing Billboard or its supporting structure which has been destroyed or which has been deemed by the applicant to be in need of replacement. Such replacement or restoration shall be permitted, provided that the billboard face following the replacement or restoration is to the identical specifications, size, location and appearance as existed prior to said replacement or restoration.

- (3) Revocation of permits. Building Department shall revoke such Billboard permit 30 days after written notice has been given to the owner on record of said Billboard for any one of the following conditions, provided that said condition has not been corrected within ~~the fourteen~~ days of being noticed ~~day period~~:

- (a) Failure to obtain the annual permit within the first 60 calendar days of the new year.
- (b) Failure to submit proper information ~~in regard to~~ regarding changes in ownership of Billboards.
- (c) Failure to complete construction within 365 days (1 calendar year) of date of issuance of the building permit.
- (d) Failure to affix the permit number and necessary names.
- (e) Failure to obtain permission from the Building Department to structurally alter the Billboard.
- (f) Failure to maintain any Billboard in accordance with the judgment of the Building Department of the Village of Spring Valley. This would include, but not be limited to, the following:

[1] That the structure be free from all hazards, such as faulty wiring, loose fastening or supports, etc.

[2] That the structure remain safe, secure and in no way a menace to the public.

[3] That the structure be maintained in a clean, neat condition.

(4) Removal of certain Billboards.

- (a) Any Billboard not licensed or for which the permit has been revoked under the provisions of this article or that has a discontinued use for six (6) months or more must be removed within 30 days after written notification to the Billboard owner and/or landowner. In the event that said Billboard is not removed within the specified time limit, the Village of Spring Valley may remove said Billboard and assess all costs and expenses incurred in said removal against the Billboard owner and/or the owner of the land on which said Billboard is located.
- (b) To remove a licensed Billboard one must first obtain a demolition permit ~~for such removal~~ from the Building Department.
- (c) The Building Department may cause any Billboard which is a source of immediate peril to persons or property to be removed summarily and without notice.

F. Review and appeal. Any person aggrieved by any decision of the Building Department relative to the provisions of this article shall have the right to ~~have the Commissioner of Code Enforcement~~ request that Zoning Board of Appeals hear the appeal of such decision and shall comply with all procedural requirements prescribed by such Zoning Board of Appeals.

§ 210-5. Enforcement and Penalties.

A. The provisions of this article shall be primarily administered and enforced by the Building Department, which shall have the power to make necessary inspections.

B. No Billboard Permit shall be approved by the Building Department except in compliance with the provisions of this article. ~~or Zoning Board of Appeals, as applicable.~~

C. Appearance ~~tickets~~ Tickets. The Building Department and each Code Enforcement Officer are authorized to issue appearance tickets for any violation of this chapter, or any notice or order issued by the Building Department under this chapter. Any person who shall fail to comply with a written notice or order of the Building Department within the time fixed for compliance therewith and any person who shall knowingly violate any of the applicable provisions of this chapter shall be punishable by a fine of not more than \$1,000, in addition to any other penalties provided by law. Each day that a violation continues shall be deemed a separate offense.

Section 4. Chapter 118. Fees, § 118-4. Schedule of Fees shall be amended to include the following underlined language:

J. Miscellaneous fees.

(6) Chapter 210, Billboards

(a) Application fee: \$500

(b) Annual fee (due March 1 of each year) upon completion of construction of a Digital Billboard:

- i. Year 1: \$1,000
- ii. Year 2: \$2,000
- iii. Year 3: \$2,500
- iv. Year 4: \$3,500
- v. Year 5: \$3,500
- vi. All subsequent years: \$3,500

(c) Annual fee upon completion of construction for static Billboard: \$1,500 per year due on March 1st of each year.

Section 5. The following additions will be included in the Village Zoning Code directing the public to the provisions of the Billboard Law with underlined language being added:

Chapter A. Appendix A, Table of General Use Requirements

§ A-8. PO District

A. Uses permitted by right:

...

(6) Billboards (in accordance with Village Code Chapter 210, limited by the total number of Billboards permitted in the Village)

...

C. Accessory uses permitted by right:

...

(6) Billboards (in accordance with Village Code Chapter 210, limited by the total number of Billboards permitted in the Village)

§ A-10. GB District

A. Uses permitted by right:

...

(17) Billboards (in accordance with Village Code Chapter 210, limited by the total number of Billboards permitted in the Village)

...

C. Accessory uses permitted by right:

- ...
(8) Billboards (in accordance with Village Code Chapter 210, limited by the total number of Billboards permitted in the Village)

§ A-11. HB District

A. Uses permitted by right:

- ...
(18) Billboards (in accordance with Village Code Chapter 210, limited by the total number of Billboards permitted in the Village)

...
C. Accessory uses permitted by right:

- ...
(9) Billboards (in accordance with Village Code Chapter 210, limited by the total number of Billboards permitted in the Village)

§ A-12. PLI District

A. Uses permitted by right:

- ...
(14) Billboards (in accordance with Village Code Chapter 210, limited by the total number of Billboards permitted in the Village)

...
C. Accessory uses permitted by right:

- ...
(5) Billboards (in accordance with Village Code Chapter 210, limited by the total number of Billboards permitted in the Village)

Chapter B. Appendix B, Table of General Bulk Requirements

§ B-8. PO District

C. Billboards (per Village Code Chapter 210):

- (1) Maximum size of face: 1,200 square feet
- (2) Maximum height measured from street level to the bottom of sign shall be no less than 15 feet and no more than 75 feet above the average existing grade level, starting from the street toward which the sign is intended to display messaging.
- (3) Minimum distance between two Digital Billboards: shall be separated from each other by a distance of at least 1,400 feet when on the same road and facing the same direction.

- (4) Minimum distance between two static Billboards shall be separated by a distance of 1,000 feet when on the same road and facing the same direction, except that two such Billboards may be arranged on an angle or back-to-back.
- (5) Minimum distance between a static Billboard and Digital Billboard shall also be 1,000 feet when on the same road and facing the same direction.
- (6) Minimum distance from public parks, playgrounds, cemeteries or structures within a residential zone: 200 feet.
- (7) Minimum distance from the edge of the right-of-way of any primary arterial roadway or within Rockland County's right-of-way, designed street lines, unless permission is granted by the Rockland County Highway Department, NYS DOT and/or NYS Thruway Authority: 660 feet.

§ B-10. GB District

I. Billboards (per Village Code Chapter 210):

- (1) Maximum size of face: 1,200 square feet
- (2) Maximum height measured from street level to the bottom of sign shall be no less than 15 feet and no more than 75 feet above the average existing grade level, starting from the street toward which the sign is intended to display messaging.
- (3) Minimum distance between two Digital Billboards: shall be separated from each other by a distance of at least 1,400 feet when on the same road and facing the same direction.
- (4) Minimum distance between two static Billboards shall be separated by a distance of 1,000 feet when on the same road and facing the same direction, except that two such Billboards may be arranged on an angle or back-to-back.
- (5) Minimum distance between a static Billboard and Digital Billboard shall also be 1,000 feet when on the same road and facing the same direction.
- (6) Minimum distance from public parks, playgrounds, cemeteries or structures within a residential zone: 200 feet.
- (7) Minimum distance from the edge of the right-of-way of any primary arterial roadway or within Rockland County's right-of-way, designed street lines, unless permission is granted by the Rockland County Highway Department, NYS DOT and/or NYS Thruway Authority: 660 feet.

§ B-11. HB District

E. Billboards (per Village Code Chapter 210):

- (1) Maximum size of face: 1,200 square feet
- (2) Maximum height measured from street level to the bottom of sign shall be no less than 15 feet and no more than 75 feet above the average existing grade level, starting from the street toward which the sign is intended to display messaging.
- (3) Minimum distance between two Digital Billboards: shall be separated from each other by a distance of at least 1,400 feet when on the same road and facing the same direction.
- (4) Minimum distance between two static Billboards shall be separated by a distance of 1,000 feet when on the same road and facing the same direction, except that two such Billboards may be arranged on an angle or back-to-back.
- (5) Minimum distance between a static Billboard and Digital Billboard shall also be 1,000 feet when on the same road and facing the same direction.
- (6) Minimum distance from public parks, playgrounds, cemeteries or structures within a residential zone: 200 feet.
- (7) Minimum distance from the edge of the right-of-way of any primary arterial roadway or within Rockland County's right-of-way, designed street lines, unless permission is granted by the Rockland County Highway Department, NYS DOT and/or NYS Thruway Authority: 660 feet.

§ B-12. PLI District

F. Billboards (per Village Code Chapter 210):

- (1) Maximum size of face: 1,200 square feet
- (2) Maximum height measured from street level to the bottom of sign shall be no less than 15 feet and no more than 75 feet above the average existing grade level, starting from the street toward which the sign is intended to display messaging.
- (3) Minimum distance between two Digital Billboards: shall be separated from each other by a distance of at least 1,400 feet when on the same road and facing the same direction.
- (4) Minimum distance between two static Billboards shall be separated by a distance of 1,000 feet when on the same road and facing the same direction, except that two such Billboards may be arranged on an angle or back-to-back.

- (5) Minimum distance between a static Billboard and Digital Billboard shall also be 1,000 feet when on the same road and facing the same direction.
- (6) Minimum distance from public parks, playgrounds, cemeteries or structures within a residential zone: 200 feet.
- (7) Minimum distance from the edge of the right-of-way of any primary arterial roadway or within Rockland County's right-of-way, designed street lines, unless permission is granted by the Rockland County Highway Department, NYS DOT and/or NYS Thruway Authority: 660 feet.

Section 6. If any clause, sentence, paragraph, subdivision, or part of this Local Law or the application thereof to any person, firm or corporation, or circumstance, shall be modified by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this Local Law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 7. The Village Board hereby directs the Town Clerk to file said Local Law in the Office of the Secretary of State; and

Section 8. This resolution shall be effective 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	Yes
Deputy Mayor Gross	Yes
Trustee Grossman	Absent
Trustee Eisenbach	Absent
Trustee Smith	Yes

Dated: June 17, 2025

Public Hearing to consider a Local Law, amending the Village Code on Chapter 238, Tax Payer Protection Act, was opened and adjourned to the July 1, 2025 Village Board meeting as follows:

On Roll:

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

Dated: June 17, 2025

Resolution No. T-123-6.17.2025

Moved by Deputy Mayor Gross, Seconded by Mayor Simon

**AUTHORIZATION FOR THE VILLAGE OF SPRING VALLEY
POLICE DEPARTMENT TO ACCEPT A \$61,552.00 GRANT,
BYRNE STATE CRISIS INTERVENTION PROGRAM FOR ERPO**

WHEREAS, on June 5, 2025, the Village received a Grant Award Notice for the Byrne SCIP Crisis Intervention Programming to support officer overtime and ERPO Attorney Fees (the “Grant”); and

WHEREAS, the Village Board of Trustees wishes to accept the Grant.

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

Section 1. The Village Board of Trustees hereby ratifies and affirms each and every “WHEREAS” paragraph above and approves the acceptance of the Grant.

Section 2. The Village Board of Trustees directs staff to take whatever steps necessary to accept the Grant.

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

On Roll:

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

Dated: June 17, 2025

Resolution No. T-124-6.17.2025

Moved by Deputy Mayor Gross, Seconded by Mayor Simon

**AUTHORIZATION FOR TUITION REIMBURSEMENT
FOR LT. CHARLES SCHNAARS IN THE AMOUNT OF
\$1,407.76**

WHEREAS, Lt. Charles Schnaars is seeking tuition reimbursement pursuant to the PBA Collective Bargaining Agreement in the amount of \$1,407.76 for six (6) credits taken at John Jay College; and

WHEREAS, the reimbursement is being sought pursuant Section 29 of the PBA Collective Bargaining Agreement.

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

Section 1. The Village Board of Trustees hereby ratifies and affirms each and every “WHEREAS” paragraph above and approves the reimbursement to Lt. Charles Schnaars, who has provided the invoice indicating payment in the amount of \$1,407.76, for courses taken at John Jay College.

Section 2. The Village Board of Trustees directs staff to take whatever steps necessary to make reimbursement.

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

On Roll:

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

Dated: June 17, 2025

Resolution No. T-125-6.17.2025

Moved by Deputy Mayor Gross, Seconded by Mayor Simon

**AUTHORIZATION FOR THE ASSESSOR’S OFFICE TO
CORRECT THE VILLAGE TAX ROLL FOR 2025 TO
PROVIDE A \$15,000.00 ASSESSMENT FOR PROPERTY
LOCATED AT 3 STEPHENS PLACE (57.29-1-16)**

WHEREAS, on the 2024 Assessment Roll property located at 3 Stephens Place (57.29-1-16) (hereinafter the “Property”) had an assessment of \$15,000.00; and

WHEREAS, for the 2025 Assessment Roll the Assessor inadvertently adjusted Property’s assessment to a value of \$120,000; and

WHEREAS, the Village Board wishes to correct the 2025 Assessment in line with the 2024 Assessment.

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 modification of the Property’s 2025 assessment to an assessed value of \$15,000.

Section 2. The Board directs staff to take whatever steps necessary to make the amendment.

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

Dated: June 17, 2025

Resolution No. T-126-6.17.2025

Moved by Deputy Mayor Gross, Seconded by Mayor Simon

**AUTHORIZATION FOR THE ASSESSOR’S OFFICE TO
ADD A FIRST-TIME HOMEBUYER EXEMPTION TO THE
2025 ASSESSMENT FOR 3 HOFFMAN STREET UNIT 201
(57.30-1-36.201)**

WHEREAS, on the 2025 Assessment Roll property located at 3 Hoffman Street, Unit 201 (57.30-1-36.201) (hereinafter the “Property”) was not provided a first-time homebuyer exemption as was approved by the Village Board under Local Law No. 12 of 2018; and

WHEREAS, the Village Board wishes to correct the 2025 Assessment for the Property to provide a first-time homebuyer exemption on the Property.

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 modification of the 2025 Assessment Roll to provide a first-time homebuyer exemption for the Property.

Section 2. The Board directs staff to take whatever steps necessary to make the amendment.

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

Dated: June 17, 2025

Resolution No. T-127-6.17.2025

Moved by Deputy Mayor Gross, Seconded by Mayor Simon

**AUTHORIZATION FOR REFUND BLEAKLEY PLATT &
SCHMIDT LLP IN THE AMOUNT OF \$1,250.00 FOR
OVERPAYMENT OF AN APPLICATION FEE**

WHEREAS, the law firm Bleakley Platt & Schmidt, LLP submitted payment to the Village for an application and overpaid the amount by \$1,250.00; and

WHEREAS, Bleakley Platt & Schmidt, LLP requests a refund of the overpayment.

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

Section 1. The Village Board of Trustees hereby ratifies and affirms each and every “WHEREAS” paragraph above and approves the reimbursement of the overpayment to Bleakley Platt & Schmidt, LLP in the amount of \$1,250,00.

Section 2. The Village Board of Trustees directs staff to take whatever steps necessary to reimburse Bleakley Platt & Schmidt, LLP for the overpayment in the amount of \$1,250.00.

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

On Roll:

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

Dated: June 17, 2025

Resolution No. T-128-6.17.2025

Moved by Deputy Mayor Gross, Seconded by Mayor Simon

**AUTHORIZATION TO ACCEPT THE RESIGNATION OF
ANN QUATTROCCHI FOR THE POSITION OF
SECRETARY TO THE ZONING BOARD OF APPEALS**

WHEREAS, on May 16, 2025, Ann Quattrocchi submitted a letter to the Village Mayor and Staff announcing her resignation as Secretary to the Village Zoning Board of Appeals, effective 2 weeks from May 16, 2025; and

WHEREAS, the Village Mayor and Board of Trustees have reviewed the letter and wish to accept the resignation.

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

Section 1. The Village Board of Trustees hereby ratifies and affirms each and every “WHEREAS” paragraph and accepts the resignation of Ann Quattrocchi as outlined above.

Section 2. The Village Board of Trustees directs staff to take whatever steps necessary to effectuate the resignation of Ann Quattrocchi.

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

On Roll:

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

Dated: June 17, 2025

Resolution No. T-129-6.17.2025

Moved by Deputy Mayor Gross, Seconded by Mayor Simon

**AUTHORIZATION TO PAY HARRIS BEACH MURTHA
CULLINA, PLLC IN THE AMOUNT OF \$25,095.50 FOR
LEGAL SERVICES RENDERED FROM MAY 1, 2025
THROUGH MAY 31, 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 May 1, 2025 through May 31, 2025, totaling \$25,095.50; and

WHEREAS, the Village Board of Trustees wishes to authorize payment of \$25,095.50.

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

Section 1. The Village Board of Trustees hereby ratifies and affirms each and every “WHEREAS” paragraph above and approves the payment of the invoices totaling \$25,095.50 to Harris Beach Murtha Cullina, PLLC.

Section 2. The Village Board of Trustees 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, which resulted as follows:

On Roll:

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

Dated: June 17, 2025

Resolution No. T-130-6.17.2025

Moved by Deputy Mayor Gross, Seconded by Mayor Simon

**AUTHORIZATION TO PAY WHITEMAN OSTERMAN &
HANNA LLP IN THE AMOUNT OF \$1,120.00 FOR LEGAL
SERVICES RENDERED FROM APRIL 1, 2025 THROUGH
APRIL 30, 2025**

WHEREAS, the Village has retained Whiteman Osterman & Hanna LLP to provide legal services in a variety of matters; and

WHEREAS, Whiteman Osterman & Hanna LLP has submitted invoices for legal services rendered from April 1, 2025 through April 30, 2025, totaling \$1,120.00; and

WHEREAS, the Village Board of Trustees wishes to authorize payment of \$1,120.00;

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

Section 1. The Village Board of Trustees hereby ratifies and affirms each and every “WHEREAS” paragraph above and approves the payment of the invoices totaling \$1,120.00 to Whiteman Osterman & Hanna LLP.

Section 2. The Village Board of Trustees 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, which resulted as follows:

On Roll:

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

Dated: June 17, 2025

Resolution No. T-131-6.17.25

Moved by Deputy Mayor Gross, Seconded by Trustee Smith

WHEREAS, Juneteenth (June 19, 2025) is recognized as a Federal and New York State holiday; and

WHEREAS, the Village of Spring Valley does not have a signed collective bargaining agreement recognizing Juneteenth as a paid holiday with any of its union collective bargaining agreements; and

WHEREAS, Juneteenth recognizes the emancipation of enslaved people, equality and the contributions of African Americans to the United States of America; and

WHEREAS, Juneteenth has been requested by each collective bargaining unit as a paid holiday in all current negotiations for each successor collective bargaining agreement.

WHEREAS, in a good faith gesture, the Village is willing to provide Juneteenth as a paid holiday for all Village employees for the calendar year 2025 only without establishing any precedent;

IT IS HEARBY REOLVED, that the Village Board, as a good faith gesture, allow Juneteenth (June 19, 2025) as a Holiday.

On Roll:

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

Dated: June 17, 2025

Resolution No. T-132-6.17.2025

Moved by Deputy Mayor Gross, Seconded by Trustee Smith

**AUTHORIZATION TO MAKE PAYMENT TO A
PUBLICATION IN THE AMOUNT OF \$695.00 FOR A
CONDOLENCE PUBLICATION TO TRUSTEE YISOREL
EISENBACH AND FAMILY**

WHEREAS, the minor daughter of Trustee Yisorel Eisenbach tragically lost her life while walking on a sidewalk in the Village of Spring Valley; and

WHEREAS, the Village Mayor and Board of Trustees wishes to express their deep condolences to Trustee Yisroel Eisenbach and his family in a local publication at a cost of \$695.00.

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

Section 1. The Village Board of Trustees hereby ratifies and affirms each and every “WHEREAS” paragraph and authorizes the payment of \$695.00 to a local publication setting forth the Village’s deep condolences to Trustee Yisroel Eisenbach and his family for their tragic loss.

Section 2. The Village Board of Trustees directs staff to take whatever steps necessary to effectuate the payment and condolence message.

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

On Roll:

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

Dated: June 17, 2025

At 8:56 pm Deputy Mayor Gross moved to adjourn the meeting in the name of the late Goldie Eisenbach, seconded by Trustee Smith and carried by all present.
