

**VILLAGE OF SPRING VALLEY
VILLAGE BOARD
DECEMBER 3, 2024 8:56 PM**

Present: Mayor Simon
Deputy Mayor Gross
Trustee Grossman
Trustee Eisenbach
Trustee Smith

Also Present: Attorney Chafizadeh

Deputy Village Clerk Sweet read the roll

Assemblage saluted the flag led by Trustee Grossman

Resolution No. T-263-12.3.24

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 2024/13

Amount \$53,960.90

Claim #'s 56064659 thru 56064724

POST AUDITED GENERAL ABSTRACT 2024/13

Amount \$119,547.24

Claim #'s 56064646 thru 56064674

On Roll:

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

Dated: December 3, 2024

Resolution No. T-264-12.3.24

Moved by Deputy Mayor Gross, Seconded by Mayor Simon

RESOLUTION APPROVING SECTION 8 ABSTRACT # 851

WHEREAS, Section 8 requests approval of Abstract # 851

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 #851 is hereby approved.

SECTION 8	AMOUNT
Abstract #851	\$3,278.84

Upon vote, motion carried by all.

Dated: December 3, 2024

Public Participation:

Matthew Audi questioned the Village Board about their interest in a Rail Trail going through the Village.

Sherry Scott of Spring Valley shared that there are too many cars parked on Bethune Blvd and there are too many taxis.

James Fraiser of Spring Valley shared that there are many vehicles parked in front of neighbors' property and along many village streets without plates. He also expressed that is difficult to get a proper response from the Police Department.

Hank Baxter of Wood Street expressed his concerns of the buses speeding and not observing traffic laws. Mr. Fraiser also shared that many of the Village Taxi Drivers are not licensed. He

shared that there has been a series of hit & runs causing insurance to skyrocket and the amount of trash in the village and on front lawns are out of control.

Mayor Simon invited Mr. Fraiser and Mr. Baxter to his office on 12/4/24 at 10:00 am to discuss their complaints.

Resolution No. T-265-12.3.2024

Moved by Mayor Simon, Seconded by Trustee Grossman

**RESOLUTION GRANTING A SPECIAL PERMIT FOR 56-58
ROSE AVENUE TO INCREASE THE NUMBER OF MULTI-
FAMILY UNITS IN THE REAR BUILDING FROM 14 TO 18
AND ALLOWING THE ADDITION OF A THIRD STORY TO
EACH OF THE TWO BUILDINGS ON THE PROPERTY IN
THE PRD ZONING DISTRICT**

WHEREAS, 56-58 Rose Avenue is currently improved with two (2) multi-family residential building; and

WHEREAS, the applicant has filed a special permit application seeking to increase the number of multi-family units in the rear building from 14 to 18; and

WHEREAS, a special permit is required to allow for the additional basement units; and

WHEREAS, variances are required for: having two (2) principal structures on one lot, the requested number of units, the front and rear yard setbacks, the number of parking spaces, as well as, having living quarters below and adjoining the finished grade; and

WHEREAS, the applicant has also sought to add a third story to each of the two buildings located on the Property, which is in the PRD Zoning District; and

WHEREAS, the Village has submitted the proposed application to the Rockland County Planning Department for review under General Municipal Law § 239-m; and

WHEREAS, the Rockland County Planning Department, on July 2, 2024 recommended disapproval of the application; and

WHEREAS, on July 2, 2024, the applicant submitted a response to the Rockland County Planning Department's recommendation and requested an override of County comments 14, 15, 16, 17, 18, 19, 20, 21.1, 22, 24, and 25; and

WHEREAS, the Village Planning Board previously issued a Negative Declaration as to the project; and

WHEREAS, the Village Board conducted a duly noticed public hearing on December 3, 2024.

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 grants a special permit to 56-58 Rose Avenue to increase the number of multi-family units in the rear building from 14 to 18 and allows the addition of a third story on each of the two buildings on the property.

Section 2. The Board in granting this application votes to override the Rockland County Planning Department’s July 2, 2024, denial recommendation, specifically comments 14, 15, 16, 17, 18, 19, 20, 21.1, 22, 24, and 25 contained therein, as is stated in the applicant’s letter, dated July 2, 2024.

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	Abstain
Trustee Grossman	Yes
Trustee Eisenbach	Yes
Trustee Smith	Yes

Dated: December 3, 2024

Resolution No. T-266-12.3.2024

Moved by Deputy Mayor Gross, Seconded by Mayor Simon

**RESOLUTION APPROVING UPDATES TO THE SECTION
8 OFFICE’S ADMINISTRATIVE PLAN AS REQUIRED BY
HOUSING AND URBAN DEVELOPMENT UNDER THE
HOUSING OPPORTUNITY THROUGH MODERNIZATION
ACT OF 2016**

WHEREAS, under the US Department of Housing and Urban Developments’ Housing Opportunity Through Modernization Act of 2016 the Village is required to approve updates to the Section 8 Office’s Administrative Plan; and

WHEREAS, the Village Board has reviewed the proposed updates provided by the Section 8 Office.

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 approves the updates to the Section 8 Office’s Administrative 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	Yes
Deputy Mayor Gross	Yes
Trustee Grossman	Yes
Trustee Eisenbach	Yes
Trustee Smith	Yes

Dated: December 3, 2024

Resolution No. T-267-12.3.2024

Moved by Deputy Mayor Gross, Seconded by Mayor Simon

**APPROVAL FOR LT. SCHNAARS TO ATTEND WEEKLY
INTERNAL AFFAIRS TRAINING FROM FEBRUARY 6,
2025 THROUGH FEBRUARY 28, 2025 AT A COST OF
\$795.00**

WHEREAS, Lt. Schnaars has requested to attend weekly Internal Affairs Training run from February 6, 2025 through February 28, 2025 at a cost of \$795.00; and

WHEREAS, in attending the training there will be no personnel overtime or travel expenses related to this request.

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 Lt. Schnaars to attend weekly Internal Affairs Training run from on February 6, 2025 through February 28, 2025 at a cost of \$795.00.

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	Yes
Trustee Eisenbach	Yes
Trustee Smith	Yes

Dated: December 3, 2024

Resolution No. T-268-12.3.2024

Moved by Deputy Mayor Gross, Seconded by Mayor Simon

**RESOLUTION AUTHORIZING THE MAYOR TO ENTER
INTO AN AGREEMENT WITH THE UNITED STATES
DEPARTMENT OF TRANSPORTATION'S FEDERAL
HIGHWAY ADMINISTRATION TO BEGIN WORK
UNDER THE SAFE STREETS AND ROADS FOR ALL
GRANT PROGRAM**

WHEREAS, under the United States Department of Transportation's (hereinafter "DOT") Federal Highway Administration's Safe Streets and Roads for All Grant Program the Village has been awarded a grant; and

WHEREAS, under the grant, the Village will contribute \$51,000 and DOT will contribute \$204,000 to develop a Comprehensive Safety Action Plan for the Village's roadways.

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 authorizes the Mayor to enter into an agreement with DOT to begin work under the Safe Streets and Roads for All Grant Program.

Section 2. The Board directs staff to take whatever steps necessary to accept these monies and meet the program requirements.

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	Yes
Trustee Eisenbach	Yes
Trustee Smith	Yes

Dated: December 3, 2024

Resolution No. T-269-12.3.2024

Moved by Deputy Mayor Gross, Seconded by Mayor Simon

**RESOLUTION HIRING CAROLINA AYALA FOR THE
FULL-TIME POSITION OF OFFICE SERVICE
AIDE/SPANISH SPEAKING IN THE JUSTICE COURT**

WHEREAS, the Village Justice Court is in need of additional staff; and

WHEREAS, Carolina Ayala has applied for the full-time position of Office Service Aide/Spanish Speaking.

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 hiring of Carolina Ayala for the full-time position of Office Service Aide/Spanish Speaking in the Justice Court with a start date of January 13, 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	Yes
Deputy Mayor Gross	Yes
Trustee Grossman	Abstained as was not present for interview
Trustee Eisenbach	Abstained as was not present for interview
Trustee Smith	Yes

Dated: December 3, 2024

Resolution No. T-270-12.3.2024

Moved by Trustee Grossman, Seconded by Trustee Smith

**AUTHORIZATION TO PAY KEANE & BEANE, PC IN THE
AMOUNT OF \$15,406.50 FOR SERVICES RENDERED
BETWEEN JULY 1, 2024 AND JULY 31, 2024**

WHEREAS, the Village has retained Keane & Beane to provide legal services in a variety of matters; and

WHEREAS, Keane & Beane has submitted invoices for services rendered between July 1, 2024 and July 31, 2024, totaling \$15,406.50.

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 \$15,406.50 to Keane & Beane, PC.

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

Dated: December 3, 2024

Resolution No. T-271-12.3.2024

Moved by Trustee Grossman, Seconded by Trustee Smith

**AUTHORIZATION TO PAY KEANE & BEANE, PC IN THE
AMOUNT OF \$38,295.60 FOR SERVICES RENDERED
BETWEEN AUGUST 1, 2024 AND SEPTEMBER 30, 2024**

WHEREAS, the Village has retained Keane & Beane to provide legal services in a variety of matters; and

WHEREAS, Keane & Beane has submitted invoices for services rendered between August 1, 2024 and September 30, 2024, totaling \$38,295.60.

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 \$38,295.60 to Keane & Beane, PC.

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

Dated: December 3, 2024

Resolution No. T-272-12.3.2024

Moved by Trustee Grossman, Seconded by Trustee Smith

**AUTHORIZATION TO PAY KEANE & BEANE, PC IN THE
AMOUNT OF \$17,785.50 FOR SERVICES RENDERED
BETWEEN OCTOBER 1, 2024 AND OCTOBER 31, 2024**

WHEREAS, the Village has retained Keane & Beane to provide legal services in a variety of matters; and

WHEREAS, Keane & Beane has submitted invoices for services rendered between October 1, 2024 and October 31, 2024, totaling \$17,785.50.

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 \$17,785.50 to Keane & Beane, PC.

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

Dated: December 3, 2024

Resolution No. T-273-12.3.2024

Moved by Trustee Grossman, Seconded by Mayor Simon

**AUTHORIZATION TO PAY BLANCHARD & WILSON,
LLP IN THE AMOUNT OF \$10,387.50 FOR SERVICES
RENDERED BETWEEN JULY 1, 2024 AND SEPTEMBER
30, 2024**

WHEREAS, the Village has retained Blanchard and Wilson, LLP to provide legal services;
and

WHEREAS, Blanchard and Wilson, LLP has submitted invoices for services rendered
between July 1, 2024 and September 30, 2024, totaling \$10,387.50.

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 \$10,387.50 to Blanchard and
Wilson, LLP.

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 Eisenbach	Yes
Trustee Grossman	Yes
Trustee Gross	Yes
Trustee Smith	Yes

Dated: December 3, 2024

Resolution No. T-274-12.3.2024

Moved by Trustee Grossman, Seconded by Deputy Mayor Grossman

**AUTHORIZATION TO PAY WHITEMAN OSTERMAN &
HANNA, LLP IN THE AMOUNT OF \$16,421.29 FOR
SERVICES RENDERED THROUGH OCTOBER 31, 2024**

WHEREAS, the Village has retained Whiteman Osterman & Hanna, LLP to provide legal
services relating to the assignment of Building Department functions to the County of Rockland;
and

WHEREAS, Whiteman Osterman & Hanna, LLP has submitted invoices for services rendered through October 31, 2024, totaling \$16,421.29.

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 \$16,421.29 to Whiteman Osterman & Hanna, LLP.

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 Eisenbach	Yes
Trustee Grossman	Yes
Trustee Gross	Yes
Trustee Smith	Yes

Dated: December 3, 2024

Resolution No. T-275-12.3.2024

Moved by Deputy Mayor Gross, Seconded by Mayor Simon

**RESOLUTION HIRING BRIAN KENDRICK-BEY FOR
THE FULL-TIME POSITION OF GROUNDWORKER**

WHEREAS, the Village Department of Public Works has a vacancy in the position of full-time groundworker; and

WHEREAS, Brian Kendrick-Bey has applied for the full-time position of groundworker.

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 hiring of Brian Kendrick-Bey as a full-time groundworker with the Village.

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	Abstain
Trustee Eisenbach	Abstain
Trustee Smith	Yes

Dated: December 3, 2024

Resolution No. T-276-12.3.2024

Moved by Deputy Mayor Gross, Seconded by Mayor Simon

**RESOLUTION HIRING JEAN F. JEANTILUS FOR THE
FULL-TIME POSITION OF AUTOMOTIVE MECHANIC**

WHEREAS, the Village has a vacancy in the position of full-time automotive mechanic;
and

WHEREAS, Jean F. Jeantilus has applied for the full-time position of automotive
mechanic.

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 hiring of Jean F. Jeantilus as a full-time automotive mechanic with the
Village.

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	Abstain
Trustee Eisenbach	Yes
Trustee Smith	Yes

Dated: December 3, 2024

Resolution No. T-277-12.3.2024

Moved by Deputy Mayor Gross, Seconded by Mayor Simon

**ABOLISHMENT OF THE POSITION OF SECRETARY OF
THE ZONING AND PLANNING BOARDS**

WHEREAS, the Village currently has a position for the Secretary of the Zoning and Planning Boards; and

WHEREAS, the Village wishes to divide the duties assigned to the Secretary of the Zoning and Planning Boards which will be assigned to two (2) employees.

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 and abolishes the position of Secretary to the Zoning and Planning Board.

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 Eisenbach	Yes
Trustee Grossman	Absent
Trustee Gross	Yes
Trustee Smith	Yes

Dated: December 3, 2024

Resolution No. T-278-12.3.2024

Moved by Deputy Mayor Gross, Seconded by Mayor Simon

**ESTABLISHMENT OF THE POSITION OF SECRETARY
TO THE PLANNING BOARD**

WHEREAS, the Village’s Zoning and Planning Board had the same employee serve as their secretary; and

WHEREAS, the Village would like to divide the duties of secretary of the Planning Board and Zoning Board amongst two (2) employees.

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 creates the position of Secretary of the Planning Board.

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 Eisenbach	Yes
Trustee Grossman	Abstain
Trustee Gross	Yes
Trustee Smith	Yes

Dated: December 3, 2024

Resolution No. T-279-12.3.2024

Moved by Deputy Mayor Gross, Seconded by Mayor Simon

**ESTABLISHMENT OF THE POSITION OF SECRETARY
TO THE ZONING BOARD**

WHEREAS, the Village's Zoning and Planning Board had the same employee serve as their secretary; and

WHEREAS, the Village would like to divide the duties of secretary of the Planning Board and Zoning Board amongst two (2) employees.

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 creates the position of Secretary of the Zoning Board.

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 Eisenbach	Yes
Trustee Grossman	Abstain
Trustee Gross	Yes
Trustee Smith	Yes

Dated: December 3, 2024

Trustee Eisenbach asked how one would obtain information on old escrow accounts.

At 9:36 pm Deputy Mayor Gross, seconded by Mayor Simon moved to adjourn the Village Board meeting in honor of Ms. Goldgers memory.