

OVILLAGE OF SPRING VALLEY
VILLAGE BOARD
SEPTEMBER 17,2024 9:24 PM

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

Also Present: Attorney Chafizadeh

Village Clerk Montgomery read the roll

Assemblage saluted the flag led by Deputy Mayor Eisenbach

Resolution No. T-211-9.17.24

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 2024/8

Amount \$95,878.56

Claim #'s 56063954 thru 56064110

Moved by Mayor Simon, Seconded by Trustee Grossman and carried by all

POST AUDITED GENERAL ABSTRACT 2024/8

Amount \$1,746,817.46

Claim #'s 56063951 thru 56064111

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Moved by Mayor Simon, Seconded by Deputy Mayor Eisenbach and carried by all.

Dated: September 17, 2024

Resolution No. T-212-9.17.24

Moved by Trustee Gross, Seconded by Mayor Simon

**AUTHORIZATION TO PAY HARRIS BEACH, PLLC IN
THE AMOUNT OF \$9,455.50 FOR SERVICES RENDERED
AUGUST 1, 2024 THROUGH AUGUST 31, 2024 IN THE
MATTERS OF SNEAD AND RODRIGUIZ**

WHEREAS, the Village has retained Harris Beach, PLLC to provide legal services rendered August 1, 2024 through August 31, 2024 in the Snead and Rodriguez matters involving Section 8 Benefits; and

WHEREAS, Harris Beach, PLLC has submitted a invoice totaling \$9,455.50; and

WHEREAS, all costs are to be reimbursed by Section 8.

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 \$9,455.50 to Harris Beach, PLLC for services rendered from August 1, 2024 through August 31, 2024 in the Snead and Rodriguez matters with monies to be paid by the Section 8 Office.

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:

Upon vote, motion carried by all.

Dated: September 17, 2024

Public Participation:

James Fraizer of Spring Valley expressed that the number of peddlers, the amount of garbage and Attorney fees are out of control.

Mr. De Costa shared that the Taxi drivers in the village are very reckless. Mayor Simon advised that SVPD would look into it.

Sherry Scott of Spring Valley expressed that the garbage on Lafayette Street and the TOR building in Spring Valley are very disgusting, Gesner has homeless sleeping on the street and masturbating in public and the number of Taxis is out of control.

Hank Baxter of Wood Street expressed that the trees on Ohio, Bethune & White Street and Columbus Avenue have grown out into the road and obstructs vision. Village has an infestation of rats and bedbugs.

Priscilla of 244 North Main Street in Spring Valley shared that there are very few lights on Bethune Blvd & Ewing Avenue, people are drinking & sleeping at the Bus Terminal and there are Large Racoons and mice at 244 North Main Street.

Joann Louie Paul said she would like to know how residents get answers to questions.

Applicant for 56-58 Rose Avenue seeking an amendment for a Special Permit to increase the units from 14 to 18 was adjourned until the October 1, 2024 meeting.

Public Hearing on a 90 Day Moratorium on the approval of cannabis establishment was opened and adjourned until the October 15, 2024 meeting. Action was Moved by Trustee Smith, Seconded by Mayor Simon and carried by all present.

Resolution No. T-213-9.17.2024

Moved by Trustee Gross, Seconded by Trustee Grossman

**RESOLUTION SETTING A PUBLIC HEARING FOR THE
CONSIDERATION OF A SPECIAL PERMIT APPLICATION
TO CONVERT EXISTING BASEMENT SPACE INTO A
DAY CARE/NURSERY SCHOOL AT 38-44 NORTH
MYRTLE AVENUE**

WHEREAS, 38-44 North Myrtle Avenue is a multi-family housing development located in the GB General Business District; and

WHEREAS, the multi-family development currently has basement space which it seeks to convert to a day care/nursery school use; and

WHEREAS, a special permit application has been submitted to the Village Board seeking to allow a day care/nursery school use in the basement as a mixed use development; and

WHEREAS, a public hearing is required on this special use application.

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 schedules a public hearing in the above matter for October 1, 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 Eisenbach | Yes |
| Trustee Grossman | Yes |
| Trustee Gross | Yes |
| Trustee Smith | Yes |

Dated: September 17, 2024

Resolution No. T-214-9.17.2024

Moved by Trustee Gross, Seconded by Mayor Simon

**RESOLUTION ADOPTING THE ROCKLAND COUNTY
MULTI-JURISDICTION NATURAL HAZARD MITIGATION
PLAN**

WHEREAS, the Rockland County Office of Fire and Emergency Services coordinated the development of a Multi-Jurisdictional Natural Hazard Mitigation Plan (hereinafter the “Plan”) funded through a Federal Emergency Management Agency (“FEMA”) grant; and

WHEREAS, the Plan is designed to reduce economic damages resulting from future natural disasters; and

WHEREAS, the Plan has been submitted to the Federal Emergency Management Agency (“FEMA”) for official review and has been recommended for approval pending adoption; and

WHEREAS, in adopting the Plan the Village will be eligible for Hazard Mitigation Assistance funding.

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 adopts the 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 Eisenbach | Abstain |
| Trustee Grossman | Abstain |
| Trustee Gross | Yes |
| Trustee Smith | Yes |

Dated: September 17, 2024

Applicant of Tacos Picantes Restaurant appeared to request that the unfavorable decision on their liquor license be overturned. Applicant was advised to speak with the Chief of Police.

Resolution No. T-215-9.17.2024

Moved by Mayor Simon, Seconded by Trustee Gross

**RESOLUTION APPROVING DETECTIVE JORDAN AND
DETECTIVE UNGAR TO ATTEND THE CHILD ABUSE
INTERVIEWING SKILLS TRAINING PROGRAM**

WHEREAS, the Fordham Graduate School of Social Service is presenting a training session on Child Abuse Interviewing Skills; and

WHEREAS, the Police Department has requested that Detective Jordan and Detective Ungar attend this training session via Zoom at a cost of \$250 each; and

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 Detective Jordan and Detective Ungar to take part in the October 7, 2024 Child Abuse Interviewing Skills training at a total cost to the Village of \$500.

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: September 17, 2024

Spring Valley Police Report was read into the record by Trustee Grossman.

Resolution No. T-216-9.17.2024

Moved by Trustee Gross, Seconded by Mayor Simon

**ADOPTION OF THE HOMES AND COMMUNITY
RENEWAL PRO-HOUSING COMMUNITIES PROGRAM
COMMITMENT**

WHEREAS, the Village of Spring Valley (hereinafter “local government”) believes that the lack of housing for New York residents of all ages and income levels negatively impacts the future of New York State’s economic growth and community well-being;

WHEREAS, the housing crisis has negative effects at regional and local levels, we believe that every community must do their part to contribute to housing growth and benefit from the positive impacts a healthy housing market brings to communities;

WHEREAS, we believe that supporting housing production of all kinds in our community will bring multiple benefits, including increasing housing access and choices for current and future residents, providing integrated accessible housing options that meet the needs of people with sensory and mobility disabilities, bringing economic opportunities and vitality to our communities, and allowing workers at all levels to improve their quality of life through living closer to their employment opportunities;

WHEREAS, we believe that evidence showing that infill development that reduces sprawl and supports walkable communities has significant environmental and public health benefits; and

WHEREAS, we believe that affirmatively furthering fair housing and reducing segregation is not only required by law, but is essential for keeping our community strong and vibrant;

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Village of Spring Valley, in order to take positive steps to alleviate the housing crisis, adopts the Pro-Housing Communities pledge, which will have us endeavor to take the following important steps:

1. Streamlining permitting for multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.
2. Adopting policies that affirmatively further fair housing.
3. Incorporating regional housing needs into planning decisions.
4. Increasing development capacity for residential uses.
5. Enacting policies that encourage a broad range of housing development, including multifamily housing, affordable housing, accessible housing, accessory dwelling units, and supportive housing.

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: September 17, 2024

Resolution No. T-217-9.17.2024

Moved by Trustee Gross, Seconded by Trustee Smith

**RESOLUTION REFERRING 1-6 NORTH COLE AVENUE'S
APPLICATIONS SEEKING A ZONE CHANGE AND
SPECIAL PERMITS TO THE PLANNING BOARD ITS
RECOMMENDATIONS**

WHEREAS, the Village has received an application from the owner of 1-6 North Cole Avenue seeking to change the property's zoning from PLI to R-2; and

WHEREAS, the owner has also submitted two (2) special permit applications allowing a four (4) story building in the Village's R-2 Zoning District and to permit a private school in an R-2 Zoning District; and

WHEREAS, the Village Board is required to refer these applications to the Planning Board for its recommendations.

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 refers the above detailed applications to the Planning Board for its recommendations.

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: September 17, 2024

Resolution No. T-218-9.17.2024

Moved by Deputy Mayor Eisenbach, Seconded by Trustee Grossman

**AUTHORIZATION TO PAY KEANE & BEANE, PC IN THE
AMOUNT OF \$37,039.20 FOR SERVICES RENDERED
BETWEEN MAY 1, 2024 AND JUNE 30, 2024**

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

WHEREAS, Keane & Beane, PC has submitted invoices for services rendered in a variety of matters totaling \$37,039.20 for services rendered between May 1, 2024 and June 30, 2024; and

WHEREAS, the Village Board wishes to authorize payment of \$37,039.20.

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 \$37,039.20 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 | Yes |
| Deputy Mayor Eisenbach | Yes |
| Trustee Grossman | Yes |
| Trustee Gross | Yes |
| Trustee Smith | Yes |

Dated: September 17, 2024

Discussion ensued amongst the Trustees regarding payment of a Keane & Beane legal invoice. As clarification was needed to authorize payment, the item was adjourned to the October 1, 2024 meeting.

Resolution No. T-219-9.17.2024

Moved by Trustee Gross, Seconded by Mayor Simon

**AUTHORIZATION TO PAY HARRIS BEACH, PLLC IN
THE AMOUNT OF \$38,998.60 FOR SERVICES RENDERED
IN VARIOUS MATTERS**

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

WHEREAS, Harris Beach has submitted invoices for services rendered in a variety of matters totaling \$38,998.60; and

WHEREAS, the Village Board wishes to authorize payment of \$38,998.60.

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 \$38,998.60 to Harris Beach, 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 | Yes |
| Deputy Mayor Eisenbach | Yes |
| Trustee Grossman | Yes |
| Trustee Gross | Yes |
| Trustee Smith | Yes |

Dated: September 17, 2024

Resolution No. T-220-9.17.2024

Moved by Trustee Gross, Seconded by Mayor Simon

**RESOLUTION ALLOWING THE OWNER OF 14
MEMORIAL PARK TO UTILIZE THE EXISTING
DRAINAGE INFRASTRUCTURE ON VILLAGE PROPERTY**

WHEREAS, the Village has received a request from the owner of 14 Memorial Park to utilize existing drainage infrastructure located on nearby Village Property; and

WHEREAS, the Village Board has considered the application.

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 14 Memorial Park to utilize the existing drainage infrastructure on the Village’s nearby property, subject to the Village Attorney’s approval of an agreement between the applicant and the Village’s, as well as the applicant meeting the Village’s insurance 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 Eisenbach | Yes |
| Trustee Grossman | Yes |
| Trustee Gross | Yes |
| Trustee Smith | Yes |

Dated: September 17, 2024

Resolution No. T-221-9.17.2024

Moved by Trustee Gross, Seconded by Mayor Simon

**RESOLUTION HIRING JOHNLuke SABILE AS A
SEASONAL CLERK TYPIST IN THE MAYOR’S OFFICE**

WHEREAS, there is a vacant position within the Mayor’s Office; and

WHEREAS, the Village has received an application from Jeanluke Sabile seeking employment.

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 immediate hiring of Johnluke Sabile as a seasonal Clerk Typist in the Mayor’s Office.

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: September 17, 2024

Trustees Report:

Trustee Grossman shared that there has been no progress at the dead-end on Collins Avenue. Mayor Simon said he would follow up.

Deputy Mayor Eisenbach asked the status of No Parking signs on Marman. Trustee Gross advised that the signs have been installed.

Deputy Mayor Eisenbach requested an update on the sinkhole on Smith Street.

10:21 pm Trustee Grossman moved to adjourn the Village Board meeting, Seconded by Trustee Gross and carried by all.