



Schenley Vital

VILLAGE OF SPRING VALLEY

Senator Eugene Levy Municipal Plaza

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Yisroel Eisenbach
Deputy Mayor

Joseph Gross
Trustee

Shmuel Smith
Trustee

Yakov Yosef Kaufman
Trustee

VILLAGE BOARD MEETING VILLAGE OF SPRING VALLEY OCTOBER 20, 2026 8:00 PM

1. Call to Order
2. Roll Call
3. Pledge of Allegiance

THE DRAFT RESOLUTIONS SET FORTH BELOW ARE FOR CONSIDERATION BY THE VILLAGE BOARD OF TRUSTEES (“BOARD”), WHICH RESOLUTIONS MAY BE APPROVED, OR MAY NOT BE APPROVED, OR MAY BE APPROVED WITH MODIFICATION(S), OR MAY BE TABLED WITHOUT ANY ACTION BEING TAKEN BY THE BOARD – THEIR INCLUSION IN THIS AGENDA IS NOT, IN ANY WAY, DETERMINATIVE OF A DECISION, IF ANY, TO BE MADE BY THE BOARD.

TREASURY

4. Approval of Abstracts

- a. **2027/10 GENERAL ABSTRACT \$711,499.75**
Claims 56071376 thru 56071435
- b. **2027/CARPA2 CAPITAL/ARPA ABSTRACT \$8,400.00**
Claims 56066314 thru 56071199
- c. **2027/10 POST AUDITED GENERAL ABSTRACT \$163,721.14**
Claims 56071293 thru 56071433

PUBLIC PARTICIPATION

LIMIT (3) THREE MINUTES MAXIMUM PER SPEAKER/SESSION NOT TO EXCEED 1 HOUR

Please do not comment on Public Hearing items during Public Participation period- you may speak during Public Hearing on such matters. Time limits will be strictly enforced.

MAYOR'S OFFICE

- 5. Setting a Public Hearing for Amended Urban Renewal Plan and Map.**
- 6. Setting a Public Hearing to surplus Village lots:**
 - **55 Commerce Street – 57.39-47.**
 - **28-42 North Madison Avenue – 57.31-1-9.7, 57.31-1-9.6, 57.31-1-9.5, 57.31-1-9.4, 57.31-1-9.3, 57.31-1-9.2, 57.31-1-9.1.**
 - **106 Memorial Park Drive – 57.39-2-55.**
 - **200 Fred Hecht Drive – 57.32-2-2.**

PUBLIC HEARING(S)

- 7. Continuation of Public Hearing for the proposed Local Law amending Chapter 60, Affordable Housing of the Code of the Village of Spring Valley.**
 - **Opened 6/2/26, adjourned**
 - **Close**
 - **Vote/Adjourn**
- 8. Continuation of Public Hearing to consider a Local Law amending Chapter 255 (Zoning) and Chapter 118 (Standard Schedule of Fees) of the Code of the Village of Spring Valley to Establish a Parking Improvement Trust Fund and Parking Deficiency Mitigation Program.**
 - **Opened 8/4/26, adjourned**
 - **Close**
 - **Vote/Adjourn**

SCHDULING PUBLIC HEARINGS

- 9. Scheduling a public Hearing for 76 West Street/19 Hoffman - The applicant is seeking a zone change from PO to NB for Accessory Parking + Limited Storage Serving Hatazlacha Grocery (80 West Street).**
- 10. Scheduling a public hearing for 42 Union Avenue – to consider a zone change from R-2 to R-3 for a proposed 3-story 42-unit multifamily development.**
- 11. Scheduling a public hearing regarding the Village’s proposed “Uptown Civic & Cultural Center Project (NY BRICKS).**

COMMUNITY DEVELOPMENT

- 12. Accepting the bid quote from Cioffi Excavating Services, Inc. for the Old Nyack Turnpike sidewalks in the amount of \$487,355.70.**

POLICE DEPARTMENT

- 13. The applicant of Las Aguilas located at 10 East Furman Place seeks a recommendation for a Liquor License from New York State Liquor Authority. The Police Department recommends that the Village deny this request at this time.**

ASSESSOR’S OFFICE

- 14. Approving the proposal with GAR Associates to provide an appraisal review for 9 parcels, one at 55 E Commerce St. and eight at 28-42 N. Madison Ave. at a cost of \$7,900.00.**
- 15. Approving the proposal of CMS for services that will provide professional valuation consulting services for the Village as well as assisting the Assessor’s Office with the 2027 assessment roll. This engagement shall commence on January 1, 2027 and will continue through January 1, 2028 for a monthly flat fee of \$2,000.00, for a total annual fee of \$24,000.00.**
- 16. Authorizing the Assessor’s office request seeking membership from NYS Assessors Association for training purposes for a yearly flat fee of \$125 and will roll over to 2027.**

DEPARTMENT OF PUBLIC WORKS

17. Accepting the proposal from Sun First, LLC for the 2026 Mack Granite GR42B Truck.

BUILDING DEPARTMENT

18. 29- 31 Singer - reaffirmation of Special Use Permit previously granted by the Village Board on November 13, 2023. The updated plan consolidates the project into a single four-story building (replacing the prior two-building layout), improves on-site vehicular circulation, adds a play area, and maintains the same unit count and density. The Planning Board reaffirmed its Negative Declaration on July 30, 2026, and reaffirmed the zoning variances by the Zoning Board 8/26/2026.

LEGAL DEPARTMENT

19. Authorizing payment of legal invoice for Keane & Beane P.C. for professional services rendered for the period:
- a. January 1, 2026 through January 31, 2026 in the amount of \$23,102.50
 - b. March 1, 2026 through March 31, 2026 in the amount of \$16,775.00.
 - c. June 1, 2026 through June 30, 2026 in the amount of \$6,375.00.
 - d. January 1, 2026 through January 31, 2026 in the amount of \$8,792.50 for ERPO matters.
 - e. March 1, 2026 through March 31, 2026 in the amount of \$10,329.30 for ERPO matters.
 - f. June 1, 2026 through June 30, 2026 in the amount of \$7,860.00 for ERPO matters.
 - g. August 1, 2026 through August 31, 2026 in the amount of \$4,885.00 for ERPO matters.
 - h. August 1, 2026 through August 31, 2026 in the amount of \$52,648.47.

NEW BUSINESS

(If necessary, for issues that are not planned but may arise during the meeting)

OLD BUSINESS

TRUSTEES REPORT

20. Motion to Adjourn.