VILLAGE BOARD
WORKSHOP
October 20, 2026
6:30 PM

1. **Community Development respectfully request authorization from the Board to schedule a public hearing regarding the Village's proposed "Uptown Civic & Cultural Center Project (NY BRICKS).**

2. **Community Development respectfully requests authorization from the Board to accept one of the bids for Old Nyack Turnpike sidewalks. The lowest bidder backed out; therefore the engineer suggests that we move forward with the 2nd lowest bidder, Cioffi Excavating Services, Inc.**

3. **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.**

4. **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).**

5. **42 Union Avenue - Application for a proposed 42-unit multifamily dwelling. Will require a Zone Change with variances**.

6. **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.**

7. **Discussion regarding the Assessor's request for 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.**

8. **Discussion regarding 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.**

9. **Discussion regarding 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.**

10. **Discussion regarding the invoice from Ray S. Pantel, Inc. for the traffic signal at West Street and Maple Avenue.**

11. **Discussion regarding the proposal from Sun First, LLC for the 2026 Mack Granite GR42B Truck.**

12. Discussion regarding the proposed Affordable Housing Law.

13. Discussion regarding the proposed 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.

14. Discussion regarding the purchase or lease of a Fire Chief vehicle.

15. Discussion regarding the hiring of 3 part-time parking enforcement officers.

16. Setting a Public Hearing for Amended Urban Renewal Plan and Map.

17. 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.**

18. Discussing payment of legal invoices 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.**

19. Discussion regarding surplus/disposition to Housing Authority/Urban Renewal 200 North Main Street.