



Department of State
Corporations, State Records & UCC

New York State
Department of State
DIVISION OF CORPORATIONS,
STATE RECORDS AND
UNIFORM COMMERCIAL CODE
One Commerce Plaza
99 Washington Ave.
Albany, NY 12231-0001
dos.ny.gov

Local Law Filing

Pursuant to Municipal Home Rule Law §27

Local Law Number ascribed by the legislative body of the local government listed below:

3 of the year 20 25

Local Law Title: Amending Village Code Chapter 167 to Regulate Cannabis Uses in the Unincorporated Village of Spring Valley.

Be it enacted by the Village Board of Trustees of the
(Name of Legislative Body)

County City Town Village
(Select one)

of Village Board of Trustees as follows on the attached pages:
(Name of Local Government)

For Office Use Only

FILED
STATE RECORDS

JUN 12 2025

DEPARTMENT OF STATE

Department of State Local Law Index Number: 3 of the year 20 25

(The local law number assigned by the Department of State for indexing purposes may be different from the local law number ascribed by the legislative body of the local government.)

Local Law Filing

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto ascribed as local law number 3 of 20 25 of the (County)(City)(Town)(Village) of Spring Valley was duly passed by the Village Board of Trustees on May 6, 20 25 in accordance with the applicable provisions of law.

(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20 _____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20 _____ and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20 _____ in accordance with the applicable provisions of law.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20 _____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20 _____ and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20 _____. Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20 _____ in accordance with the applicable provisions of law.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20 _____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20 _____ and was (approved)(not approved)(repassed after disapproval) by the _____ on _____ 20 _____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20 _____ in accordance with the applicable provisions of law.

(Name of Legislative Body)

(Elective Chief Executive Officer*)

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

Local Law Filing

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, ascribed as local law number _____ of 20 ____ of the City of _____ having submitted to referendum pursuant to the provisions of Section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20 ____ became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed thereto, ascribed as local law number _____ of 20 ____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20 ____ pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in the paragraph _____ above.

(Seal)

Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

June 6, 2015

(Date)

**VILLAGE OF SPRING VALLEY
SENATOR EUGENE LEVY MUNICIPAL PLAZA
200 NORTH MAIN STREET
SPRING VALLEY, NEW YORK 10977**

Resolution No. T-091-5.6.2025

Moved by Mayor Simon, Seconded by Deputy Mayor Gross

**LOCAL LAW AMENDING VILLAGE CODE CHAPTER
255 AND VILLAGE CODE APPENDIX A REGULATING
CANNABIS USES IN THE VILLAGE OF SPRING VALLEY,
AS WELL AS THE VILLAGE ZONING MAP**

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

WHEREAS, the Village Code currently does not regulate cannabis uses within the Village;
and

WHEREAS, the Village Board previously adopted a moratorium on cannabis uses within the Village until such time as legislation could be adopted regulating same; and

WHEREAS, the Village Board has considered the adoption of a proposed local law which would establish a cannabis use overlay zone along Route 59 (hereinafter the "Cannabis Use Overlay Zone"); and

WHEREAS, in March of 2025 the Village submitted the proposed local law and the proposed updated Village Zoning Map (attached hereto), to the Rockland County Planning Department; and

WHEREAS on April 3, 2025, the Rockland County Planning Department provided comments to the Village, which were incorporated by the Village into the proposed local law; and

WHEREAS, the Village held a duly noticed public hearing to consider the proposed local law on May 6, 2025; 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 zone change will not have a significant impact on the area to be included in the Cannabis Use Overlay Zone; and

Section 3. The Village Board hereby adopts the following language to be added to the Village Code and adopts the proposed updated Village Zoning Map establishing the Cannabis Use Overlay Zone:

VILLAGE CODE CHAPTER 255

Village Code § 255-6 Words and terms defined

CANNABIS BUSINESS – INDUSTRIAL:

A business licensed by the New York State Office of Cannabis Management or another authorized State agency to operate the following types of business (as defined and regulated by Article 4 of New York Cannabis Law): Adult-use Cultivator, Adult-use Nursery, Adult-use Processor, Adult-use Distributor, Adult-use Cooperative, and/or Adult-use Microbusiness.

CANNABIS BUSINESS – ON-SITE CONSUMPTION:

A business licensed by the New York State Office of Cannabis Management or another authorized State agency to operate an Adult-use On-site Consumption facility in accordance with New York Cannabis Law.

CANNABIS BUSINESS – RETAIL DISPENSARY:

A business licensed by the New York State Office of Cannabis Management or another authorized State agency to operate an Adult-use Cannabis Retail Dispensary in accordance with New York Cannabis Law.

VILLAGE CODE CHAPTER A

Appendix A, Table of General Use Requirements

Section A-15 – Cannabis Use Overlay Zone.

A. Purpose.

The purpose of this section is to establish a Cannabis Use Overlay Zone (hereinafter the “CUOZ”) to permit and regulate cannabis-related uses in designated areas of the Village of Spring Valley. The intent is to:

1. Provide flexibility in permitting cannabis uses without altering the underlying zoning classifications;
2. Ensure public health, safety, and welfare while supporting economic development; and
3. Promote responsible cannabis business practices compliant with New York State Cannabis Law.

B. Designation of CUOZ Areas:

The CUOZ shall apply to designated areas (as designated on the official zoning map of the Village of Spring Valley) within the following zones:

1. General Business District (GB)
2. Highway Business District (HB)
3. Planned Light Industrial District (PLI)

C. Permitted Uses within CUOZ:

1. Cannabis Business – Retail Dispensary: Permitted in the GB and HB
2. Cannabis Business – On-Site consumption: Permitted in the GB and HB
3. Cannabis Business – Industrial: Permitted in PLI

D. Maximum number of Cannabis Business Uses:

1. Cannabis Business – Retail Dispensary: two (2)
2. Cannabis Business – On-Site consumption: two (2)
3. Cannabis Business – Industrial: two (2)

E. Underlying Zoning:

The CUOZ shall not alter the underlying zoning classification but shall supplement it with provisions for cannabis-related uses.

F. Regulations for Permitted Cannabis Uses:

1. Site Plan Required.

- a. Cannabis Business – Industrial uses, Cannabis Business – On-site Consumption uses and Cannabis Business – Retail Dispensary uses shall all require site plan approval from the Planning Board in accordance with Article X of the Village Code. In addition to complying with the requirements of Article X of the Village Code for site plan review, the Applicant shall also provide the following to the Planning Board's satisfaction:
 - i. Security Plan
 - ii. Disposal Plan
 - iii. Odor Control Plan
- b. The site plan shall not include outdoor seating or congregation areas. If the use is located on a property legally consisting of multiple uses or storefronts, there shall be no outdoor seating or congregation areas associated with the area dedicated to and within a 10-foot buffer of the Cannabis Business use.
- c. The Building Inspector shall conduct annual inspections, with at least three days advanced notice to the owner or operator of the business, to ensure ongoing compliance with the requirements of the site plan approval and the Village Code.
- d. Unless otherwise provided in this Section, the use must comply with the bulk requirements for the underlying zone found in Chapter B and specifically Sections B-10D., B-11C. and B-12C.

2. Parking

- a. Cannabis Business – On-site Consumption uses shall have one parking space for every three seats or one parking space for every 75 square feet of gross floor area, whichever is greater.
- b. Cannabis Business – Retail Dispensary uses require one parking space for every 250 square feet of gross floor area.
- c. Cannabis Business – Industrial uses shall require one parking space for every 500 square feet of gross floor area.

3. Minimum Distances

- a. The minimum distance between a cannabis business and the uses listed below, shall be measured in a straight line from the geometric center of the primary entrance of the

cannabis establishment to the geometric center of the primary entrance of the nearest pre-existing use listed below, unless there is an impassable barrier within the required distance; in these cases, the minimum distance shall be measured along the center of the shortest publicly accessible pedestrian travel path.

b. Cannabis Business – On-Site Consumption uses must be at least:

- i. 1,000 feet from any other Cannabis Business – On-Site Consumption use or Cannabis Business – Retail Dispensary;
- ii. at least 200 feet from the entrance of a building occupied exclusively as a house of worship, on the same road;
- iii. at least 500 feet from the entrance of a building occupied exclusively as a school, including, a public or private pre-school, nursery school, elementary or secondary school, on the same road;
- iv. at least 500 feet from the entrance of a single-family residence on the same road;
- v. 500 feet from the entrance of a structure or its grounds occupied exclusively as a public youth facility on the same road.
- vi. Any applicant make seek a variance establishing an “On-Site Consumption Facility” from the Village Zoning Board from section 3(b)4 of up to a maximum of 50 feet.

c. Cannabis Business – Retail Dispensary uses must be at least:

- i. 1,000 feet from any other Cannabis Business – Retail Dispensary or Cannabis Business – On-Site Consumption use.
- ii. at least 200 feet from the entrance of a building occupied exclusively as a house of worship, on the same road;
- iii. at least 500 feet from the entrance of a building occupied exclusively as a school, including, a public or private pre-school, nursery school, elementary or secondary school, on the same road;
- iv. at least 500 feet from the entrance of a single-family residence on the same road;
- v. 500 feet from the entrance of a structure or its grounds occupied exclusively as a public youth facility, on the same road.

- vi. Any applicant make seek a variance establishing a “Retail Dispensary” from the Village Zoning Board from section 3(c)4 of up to a maximum of 50 feet.

4. Hours of Operation

Cannabis Business – On-Site Consumption uses and Cannabis Business – Retail Dispensary uses shall only operate between the hours of 10:00 a.m. and 9:00 p.m.

Section 4. 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 5. The Village Board hereby directs the Town Clerk to file said Local Law in the Office of the Secretary of State; and

Section 6. 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	Yes
Trustee Eisenbach	Yes
Trustee Smith	Yes

Dated: May 6, 2025

