

**BOARD OF TRUSTEES
OF THE
VILLAGE OF CHESTNUT RIDGE**

For the Regularly Scheduled Board meeting of August 20, 2020

8:00 pm

**277 Old Nyack Turnpike
Chestnut Ridge, New York 10977**

PRESENT

ROSARIO PRESTI, JR.

MAYOR

GRANT VALENTINE

DEPUTY MAYOR

CHAIM ROSE

TRUSTEE

PAUL VAN ALSTYNE

TRUSTEE

FLORENCE A. MANDEL

VILLAGE CLERK

ABSENT

RICHARD MILLER

TRUSTEE

WALTER SEVASTIAN

VILLAGE ATTORNEY

CHESTNUT RIDGE VILLAGE BOARD MEETING
MEETING AGENDA –August, 2020

For the Regularly Scheduled Board meeting of August 20, 2020 - 8:00 pm

277 Old Nyack Turnpike

Chestnut Ridge, New York 10977

On March 7, 2020, in Executive Order No. 202.1, Governor Cuomo suspended certain provisions of the Open Meeting Law to permit a Village Board to meet and take actions authorized by law without permitting in public in-person access and authorizing such meeting to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed. The Village will be activating a remote meeting platform for the **Thursday July 16, 2020** Village Board Meeting, which will enable residents to watch a livestream of the meeting and comment on the Zoom platform in compliance with the Executive Order:

Phone in: 646-568-7788

ID#: 756-079-8481

URL/ID: <https://zoom.us/j/7560798481>

1. Pledge of Allegiance.

2. Mayor's report

We are following Executive 202.1, order with regard to the procedure for this evening. on the Zoom platform, matters being recorded and video. No persons in room.

Mayors and Town Supervisors had opportunity to sit on telephone conference with Executive office with status going on in Rockland County; all the necessary procedures with regard to opening. Trying to keep the Mayors up to speed and entertain any questions Mayors have. during recent storm; kept us apprised.

Still in place with regard to these types of meetings; workshop on Sept. 9th and regular meeting on Sept 17th will continue along the lines of the Zoom platform. Workshop at 8:00 p.m, one hour before Scoping session with regard to the planned unit development, Equestrian Estates

3. Approval of Minutes of Previous Meeting, July 16, 2020.

MOTION: Trustee Rose

SECOND: Deputy Mayor Valentine

The Board was polled and voted 4-0 to Approve Minutes of July 16, 2020.

4. Open Floor: Public discussion of Agenda Items.

Held for end of meeting.

5. Resolution No. 2020-46. Resolution to hire David Smith as full time Building Inspector on a provisional basis, full time, at a rate of \$40.00 per hour.

- He comes to the Village with some great experience.
- Already has his certification for Building Inspector, Code Enforcement and Fire Code.
- We welcome Mr. Smith to the Village and to our staff.

- Trustee Valentine: felt Mr. Smith would be an asset to the Village.

RESOLVED that the hiring of David Smith to the position of Building Inspector, full time, for a provisional period of 6 months, effective August 3, 2020, is hereby approved.

MOTION: Trustee Van Alstyne

SECOND: Trustee Valentine

The Board was polled and voted 4-0 to Approve Resolution No. 2020-46

6. Resolution No. 2020-47.

RESOLVED, the Village Fee Schedule is amended to include a \$10.00 "Memo Fee" to provide duplicate tax bills to requestors.

MOTION: Deputy Mayor Valentine
SECOND; Trustee Rose
The Board was polled and voted 4-0 to Approve Resolution No. 2020-47.

7. Resolution No. 2020-48

RESOLVED that an agreement with B&B Pools to winterize the water feature in the Village Park for \$300.00 is hereby approved.

MOTION: Deputy Mayor Valentine
SECOND: Trustee Van Alstyne
The Board was polled and voted 4-0 to Approve Resolution No. 2020-48.

8. Resolution No. 2020-49 Resolution to retain Maser Consulting to produce an Area Traffic Study for Red Schoolhouse Road from Williams Road to the New Jersey State line

RESOLVED that an agreement to retain Maser Consulting to produce an Area Traffic Study for Red Schoolhouse Road from Williams Road to the New Jersey State line, in an amount not to exceed \$45,465.00, is hereby approved subject to the approval of the Village Attorney as to the form of the Agreement.

MOTION: Trustee Van Alstyne
SECOND: Deputy Mayor Valentine
The Board was polled and voted 5-0 to Approve Resolution No. 2020-49.

9. Resolution No. 2020-50: Resolution of Village Board to issue a Positive Declaration and notice of intent to prepare a draft EIS under SEQRA.

- Has to do with the PUD Law; next step in the process.

BOARD OF TRUSTEES
VILLAGE OF CHESTNUT
RIDGE

RESOLUTION NO. 2020-50

WHEREAS, petitions have been submitted by Pascack WL Holdings, LLC, and Pascack WL Holdings Group, LLC (hereinafter “Petitioners”), to (a) create a PUD Floating Zone within the Village and (b) to amend the Zoning Map of the Village to apply the said PUD zone to property owned by Petitioners as identified in the petition (the “Petitions”); and

WHEREAS, the Petitions were accompanied by Part I of a Full Environmental Assessment Form (“FEAF”) prepared by Petitioners; and

WHEREAS, this Board declared itself as Lead Agency pursuant to the 6 NYCRR 617 State Environmental Quality Review (“SEQR”) for this action by Resolution No. 2020-36, dated June 18, 2020; and

WHEREAS, this Board has reviewed the proposed action as described in the Petitions, the FEAF, and other accompanying material and has classified the action as a Type I action pursuant to 6 N.Y.C.R.R. § 617.4(b)(2), (3), and/or (5)(iii); and

WHEREAS, this Board is in receipt of a draft Scope submitted by the petitioner/project sponsor identifying the environmental investigations and analyses to be made in an Environmental Impact Statement;

WHEREAS, this Board has further reviewed the proposed action and made a determination of significance pursuant to 6 N.Y.C.R.R. § 617.7.

NOW, THEREFORE, BE IT RESOLVED, that this Board, as Lead Agency under SEQRA, for the reasons set forth in the Positive Declaration, Notice of Intent to Prepare a Draft EIS, attached hereto and made a part hereof, hereby determines that the proposed action may have a significant impact on the environment and that a Draft Environmental Impact Statement shall be prepared for the proposed action; and

BE IT FURTHER RESOLVED, that in order to facilitate public scoping pursuant to 6 NYCRR 617.8 that this Board will hold a public scoping session in order to solicit input by involved and interested agencies and the public, that such scoping hearing will be held on September 9, 2020 at 7:00 PM, and that the form and venue of such public hearing shall tentatively be by Zoom Webinar subject to extension of current restrictions and authorizations executed by the Order of the Governor of New York State in response to the Coronavirus pandemic.

BE IT FURTHER RESOLVED, that this Board authorizes the Village Planner to coordinate the printing by the project sponsor of adequate copies of the appropriate SEQR forms, draft scope, application and such other materials as is necessary to comply with SEQR, and for the Village Planner to direct the Village Clerk on the mailing of such materials to all involved and interested agencies, and further direct the Village Clerk on publication of the notices of the positive declaration in the Environmental Notice Bulletin and the in the newspaper of record no later than 14 days in advance of the public hearing as required by 6 NYCRR 617.12

MOTION: Deputy Mayor Valentine

SECOND: Trustee Rose

The Board was polled and voted 4-0 to Approve Resolution No. 2020-50.

10. Resolution No. 2020-51 – Notice of SEQURA Public Scoping Session.

State Environmental Quality Review
Village of Chestnut Ridge
Board of Trustees
NOTICE OF SEQRA PUBLIC SCOPING SESSION
Equestrian Estates PUD Floating Zone Petition
September 9, 2020 at 7:00 PM

PLEASE TAKE NOTICE that the Village of Chestnut Ridge Board of Trustees, as Lead Agency, will be holding a public scoping session to provide an opportunity for public input on the draft Scoping Document for the Equestrian Estates PUD Floating Zone Petition on Wednesday, September 9, 2020, at 7:00 p.m. or as soon thereafter as the matter can be heard at the Village Hall, 277 Old Nyack Turnpike, Chestnut Ridge, NY 10977 and/or via videoconferencing. This document and a complete copy of the scoping documents is available on the Village of Chestnut Ridge website at: <http://www.chestnutridgevillage.org> .

The project sponsor intends to request a Zoning Code Amendment to create a new Floating Zone for Planned Unit Development (PUD) zone which would permit development of a mixed use residential/commercial community. The proposed Development project includes a continuum of residential housing options which function as a neighborhood community. The proposed project will include 84 two-bedroom market-rate rental apartments; 62 market-rate three-bedroom semi-attached condominium units for sale; and 118 predominantly two-bedroom Senior Housing rental units, at least half of which will be restricted to residents over 55 years of age. The development also contains community amenities including a clubhouse, pool, tennis courts, basketball courts and walking trails. There is 1.8-acre nature center/open space area provided in the northeast portion of the development, plus other open areas. The market-rate rental apartments will be located over approximately 38,000 square foot of first floor retail/ commercial space, there is an additional commercial pad located north of the mixed-use buildings to accommodate a single story building of up to 7,500 square feet. The project site is connected to existing municipal water and sewer service. Site development plan will require Site Plan and Subdivision approval from the Village of Chestnut Ridge.

The Village Board of Trustees will hold a public scoping session at the Village Hall, 277 Old Nyack Turnpike, unless the Governor's Executive Order 202.1 allowing public meetings to be held remotely by conference call or similar service is extended, in which case the Legislature may hold the public scoping session via videoconferencing in order to ensure compliance with all applicable social distancing and public assembly limitations. To the extent the public scoping session is held at the Village Hall, all persons attending will be required to wear a mask for admission. To the extent the public scoping session will be held via videoconference, instructions to access the virtual meeting will be made available on the Village's website www.chestnutridgevillage.org prior to September 9, 2020. The public shall have an opportunity to see and hear the meeting live and provide comments and a recording of the meeting will subsequently be made available upon request. Written comments on the draft Scoping Document may also be submitted on or before October 20, 2020 to Hon. Rosario Presti, Jr., Mayor, 277 Old Nyack Turnpike, Chestnut Ridge, NY 10977 or by the email contact form found at <https://chestnutridgevillage.org/contact-us/> .

Dated: August 20, 2020

MOTION: Trustee Rose

SECOND: Trustee Van Alstyne

The Board was polled and voted 4-0 to Approve Resolution No. 2020-51.

9. Resolution No. 2020-52. Approving Abstract of Audited Claims.

RESOLVED, that General Fund Claims set forth on pages 1 through 3 in the aggregate amount of \$363,370.77. as set forth on Abstract No. 2020-8, dated August 20, 2020, as submitted by the Village Treasurer, are hereby approved.

MOTION: Deputy Mayor Valentine

SECOND: Trustee Van Alstyne

The Board was polled and voted 5-0 to Approve Resolution No. 2020-52

10. Open Floor: Public Discussion

No one wished to speak.

Motion to Close the Open Floor Public Discussion.

MOTION: Deputy Mayor Valentine

SECOND: Trustee Van Alstyne

The Board was polled and voted 4-0 to Close the Open Floor Public Discussion.

11. Motion to Adjourn.

MOTION: Trustee Van Alstyne

SECOND: Trustee Rose

The Board was polled and voted 4-0 to Adjourn the Meeting.

MEETING ADJOURNED: 8:11 P.M.

Respectfully submitted,

Florence A. Mandel

Village Clerk

Recording Secretary

Resolutions:

1. **Resolution No. 2020-46.** Resolution to hire David Smith as full time Building Inspector, for a 6 months provisional period, at a rate of \$40.00 per hour.

RESOLVED that the hiring of David Smith to the position of Building Inspector, full time, for a provisional period of 6 months, effective August 3, 2020, is hereby approved.

2. **Resolution No. 2020-47.** Resolution to amend fee schedule to add a \$5.00 “Memo Fee” to provide duplicate tax bills to title abstract companies.

RESOLVED, the Village Fee Schedule is amended to include a \$10.00 “Memo Fee” to provide duplicate tax bills to requestors.

3. **Resolution No. 2020-48.** Resolution approving Agreement with B& B Pools to close the water feature in the Village Park.

RESOLVED that an agreement with B&B Pools to winterize the water feature in the Village Park for \$300.00 is hereby approved.

4. **Resolution No. 2020-49.** Resolution to retain Maser Consulting to produce a Area Traffic Study for Red Schoolhouse Road from Williams Road to the New Jersey State line.

RESOLVED that an agreement to retain Maser Consulting to produce an Area Traffic Study for Red Schoolhouse Road from Williams Road to the New Jersey State line, in an amount not to exceed \$45,465.00, is hereby approved subject to the approval of the Village Attorney as to the form of the Agreement.

5. **Resolution No. 2020-52.** Approving Abstract of Audited Claims.

RESOLVED, that General Fund Claims set forth on pages 1 through ___ in the aggregate amount of \$_____ as set forth on Abstract No. 2020-8 dated _____, as submitted by the Village Treasurer, are hereby approved.