

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

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**For the Regularly Scheduled Board meeting of September 17, 2020**

**8:00 pm**

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

**PRESENT**

**ROSARIO PRESTI, JR.**

**MAYOR**

**GRANT VALENTINE**

**DEPUTY MAYOR**

**RICHARD MILLER**

**TRUSTEE**

**CHAIM ROSE**

**TRUSTEE**

**PAUL VAN ALSTYNE**

**TRUSTEE**

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**WALTER SEVASTIAN**

**VILLAGE ATTORNEY**

**FLORENCE A. MANDEL**

**VILLAGE CLERK**

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 September 17, 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:
  - Continuing to abide by the Governor's Special Provisions re: Open Meeting Law
  - Receiving periodic updates from the County Executive re: status of the Pandemic
  - Had our Scoping Session on September 9<sup>th</sup> regarding PUD matter; process continues
  - Wednesday, October 14<sup>th</sup>, 7:00 p.m. will be the Scoping Session regarding our Comp. Plan, workshop will follow immediately thereafter
  - Our regular scheduled Village Board meeting is Thursday, October 22, 2020, posted on the website.
  - Will be continuing the Zoom platform verses in person
3. Open Floor: Public discussion of Agenda Items - reserved to end of meeting
4. Approval of Minutes of Previous Meeting, August 20, 2020
  - MOTION: Deputy Mayor Valentine
  - SECOND: Trustee Van Alstyne
  - The Board was polled and voted 5-0 to Approve Meeting Minutes of August 20, 2020.

Mayor Presti:

- We have Jonathan Lockman here from our Planners to give us an idea as to where we are at, where we are going, and he will take it from there.
5. a. Report on Comprehensive Plan Process  
Village Planner - Jonathan Lockman:
- The Comprehensive Plan work has been pretty much on schedule
  - About three days ago, I sent you all a copy of the draft, which I think is now complete enough to start with your review; posted on the Village Website

- Prepared a Resolution for you tonight to set up a Scoping hearing, SEQRA; will do an Environmental Study DGEIS for the Comp. Plan
- The process can begin next month with the Scoping hearing

Mayor Presti: Draft documents submitted had a nice synopsis of what this Comp. Plan is all about i.e. keeping most of the Village residential and making a few adjustments to bring certain zones in conformity that maybe were pre-existing

Jonathan Lockman – Village Planner:

- Can post the SEQRA documents on the website
- Spoke about the Red Schoolhouse Rd. Corridor Plan which focused on the area of Red Schoolhouse Rd. between Chestnut Ridge Rd. on the North, and the boundary line of Montvale in the South
- To change uses other than Laboratory office; no market for office space with Covid-19, the Pandemic, and the rapid changes of working from home, there will be even less demand for office space; not anticipating people developing new office buildings for probably several years as there is going to be a glut of that type of space
- There is some market interest in warehousing and distribution especially with the increase with on-line retailing, people buying things that are shipped to their home
- Part of the Comp. Plan is to deal with the shifting economics of the areas ripe for development, that are already zoned for development in the Garden State Park area, other than single family homes; to promote different types of housing units, town homes, duplexes, apartments
- Acute shortage of housing particularly for young people in the community living at home in large numbers; that part of the plan to support planned unit development within ½ mile of the interstate
- For balance of the community, analysis how the existing zoning working; 58%, over half of the residential lots in Chestnut Ridge, smaller than they are supposed to be, not meeting minimum lot size
- Areas in RR-50 where the lots are supposed to be over an acre, lots a fraction of that size; an inefficient situation causing the need for variances; does not make sense to have such a large number of small lots
- Neighborhoods east of the Garden State Parkway in Dexter Park where almost the entire neighborhood are undersized lots
- Tried to adjust the zoning in the Land Use Plan to increase the conformity of the lots that exist; no impact other than allowing people to apply for minor additions or changes to their homes, no need for variances as often if we can make lots conforming
- Another area we worked on in the plan: approached by the Green Meadow, Threefold campus re: housing for their faculty; they have some commercial operations, a café, co-op type grocery store and also the Threefold Foundation operates a group living facility; every time they needed to build something, they need to go through lengthy variance processes; asked recommendations be placed in the plan; would probably address within three years of adoption, not an immediate need; they would like to work on an on-going basis with the Village to try to fix their zoning situation and asked for that consideration from the Comprehensive Plan process

- Comp. Plan not a polished document yet; table of contents needs some work; maps not numbered, numbered references in text to be revised; to do some of that formatting work between now and the Scoping hearing; no intention to make any substantive changes until receive comments from the public and comments from the Village Board
- Process is just beginning through SEQRA; establish the scope of what we are going to study, in terms of the impacts of the plan on the Village, and we will produce a document for SEQRA called a DGEIS; the public will have opportunity to comment on that document; the comments will be a written up for the final FEIS; the Plan itself will have probably a few public hearings; anticipate completion by winter, December or January; considering the Pandemic going on since March, done o.k.

Mayor Presti:

On behalf of the Village, you, Max and your office have done a great job in putting this all together; something that has been kicking around since the Village’s inception in 1986; was a criticism that has been brought up so many times about the Village not having a Comprehensive Plan and now we are about to have one; suggestions will be welcome; the Village is remaining intact: single family, residential village; utilizing the Planner and trying to get a sense of what we are going to be doing for the future; we are planning just for that; correcting items when Village first established, i.e. undersized lots being put in zones that make them at pre-existing non-conforming; the fact you would need a variance for making additions, changes to your home; benefits 100% as far as the residents are concerned; by looking at areas that were professionally zoned, whether it be Professional Office. or Laboratory, giving us the guidance to again evolve with that, i.e. Professional Industrial Laboratory Office to accommodate for what’s going on now or possibly in the future; same with the floating zone, planned unit development, again, restricting it to those areas in the Village where it would be most beneficial and not disturb the residential nature of the Village; heading in the right direction and look forward to continuing the process

Jonathan Lockman – Village Planer

I do want to be available for when you consider the resolutions that we prepared for the Scoping Meeting on October 14<sup>th</sup>.

- 5. b. Resolution No. 2020-51.** Resolution of Village Board to declare itself Lead Agency for the purpose of a SEQRA Determination relative to the Comprehensive Master Plan, to issue a Positive Declaration, and schedule a Scoping Session for input in preparing a draft EIS under SEQRA.

BOARD OF TRUSTEES  
VILLAGE OF CHESTNUT RIDGE

RESOLUTION NO. 2020-51

WHEREAS, a draft Comprehensive Plan for the Village of Chestnut Ridge has been submitted, as reviewed by the Village Board of Trustees and the Comprehensive Plan Committee for the past year; and

WHEREAS, the draft was accompanied by a Part I, Part II and Part III of a Full Environmental Assessment Form (“FEAF”) prepared by the Village Planner; and

NOW, THEREFORE, BE IT RESOLVED, this Board declares itself as Lead Agency pursuant to the 6 NYCRR 617 State Environmental Quality Review (“SEQR”) for this action; and

BE IT FURTHER RESOLVED that this Board has reviewed the proposed action as described in the draft text, maps, the FEAF, and other accompanying material and hereby classifies the action as a Type I action pursuant to 6 N.Y.C.R.R. § 617.4(b)(1)); and

BE IT FURTHER RESOLVED that this Board has further reviewed the proposed action and hereby makes a determination of significance pursuant to 6 N.Y.C.R.R. § 617.7.

BE IT FURTHER 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 October 14, 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 of adequate copies of the appropriate SEQR forms, draft scope, public scoping session notice, 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 Miller

The Board was polled and voted 5-0 to Approve Resolution No. 2020-51.

**6. Resolution No. 2020-52.** Resolution approving Justice Court Audit and authorizing Village Clerk to submit the same to New York State.

**MOTION:** Trustee Miller

**SECOND:** Deputy Mayor Valentine

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

**7. Resolution No. 2020-53.** Approving Abstract of Audited Claims.

RESOLVED, that General Fund Claims set forth on pages 1 through 2 in the aggregate amount of \$125,506.91 as set forth on Abstract No. 2020-9 dated September 17, 2020 as submitted by the Village Treasurer, are hereby approved.

**MOTION:** Trustee Miller

**SECOND:** Deputy Mayor Valentine

The Board was polled and voted 5-0 to Approve the Abstract of Audited Claims.

**8. Open Floor: Public Discussion**

**Richard Cunningham – 10 Appledale La., Chestnut Ridge**

- Complained about the debris from the hurricane; being all over the Village on the edge of the road.
- Complained the Town Highway Dept. has not collected debris, N. Highland Avenue piles of debris
- Claimed Orangetown did all theirs; Clarkstown did most of theirs
- Stated he sent the Mayor a text which the Mayor said he never received
- Mr. Cunningham complained about potholes on Grotke Rd., after the bridge, right after the first turn, and after Appledale La, Wallace Dr. and Badger Street
- Complained the section after Children’s Park has not been kept up as it should be
- Mayor stated on his driving around the Village he has been seeing a lot of potholes filled
- Complained the Highway Dept. not coming around filling potholes like they used to

Mayor Presti:

- Stated has been driving around the Village and has not seen potholes as complained of by Mr. Cunningham and has seen pothole repair in the Village
- Mayor respectively disagreed.

Motion to Adjourn Meeting.

**MOTION:** Deputy Mayor Valentine

**SECOND:** Trustee Van Alstyne

The Board was polled and voted 5-0 to Adjourn Meeting

**MEETING ADJOURNED: 8:25 P.M.**

Motion to Go into Executive Session.

MOTION: Deputy Mayor Valentine

SECOND: Trustee Miller

The Board was polled and voted 5-0 to Adjourn Meeting and Go into Executive Session.

8. Executive Session – Pending Litigation: OJC v. Village of Chestnut Ridge (Federal Ct. Action); Kogut et. al v. Chestnut Ridge (Article 78 Proceeding); Kogut/CUPON v. Chestnut Ridge (Federal Ct. Action); Kogut et. al. v. Chestnut Ridge (Declaratory Judgment action).

**Respectfully submitted,**

**Florence A. Mandel  
Village Clerk  
Recording Secretary**

## Resolutions

1. **Resolution No. 2020-51.** Resolution of Village Board to declare itself Lead Agency for the purpose of a SEQRA Determination relative to the Comprehensive Master Plan, to issue a Positive Declaration, and schedule a Scoping Session for input in preparing a draft EIS under SEQRA.

2. **Resolution No. 2020-52.**

RESOLVED that the Village Board accepts the annual Justice Court audit for fiscal year June 1, 2019 through May 31, 2020, and directs the Village Clerk to submit the report to the New York State Office of Court Administration.

3. **Resolution No. 2020-53.**

RESOLVED, that General Fund Claims set forth on pages 1 through \_\_\_ in the aggregate amount of \$ \_\_\_\_\_ as set forth on Abstract No. 2020-9 dated \_\_\_\_\_, as submitted by the Village Treasurer, are hereby approved.

September, 2020