

NOTICE OF PUBLIC MEETING
BOARD OF TRUSTEES
OF THE
VILLAGE OF CHESTNUT RIDGE

JULY 14, 2021
8:00 pm

For the Regularly Scheduled Village Board meeting of July 22, 2021 – 8:00p.m. at

277 Old Nyack Turnpike
Chestnut Ridge, New York 10977

AGENDA

1. Pledge of Allegiance.
2. Mayor’s report.
 - a. Governor Cuomo’s end of State of Emergency
3. Approval of Minutes from previous Village Board Meeting on June 17, 2021.
4. **Resolution No. 2021-57:** to declare non-functional 2001 Chevy Truck, as surplus and authorizing the Village Mayor to direct the appropriate Village Official or Employee to dispose of or if appropriate, sell, the surplus vehicle in As-Is condition.
5. **Resolution No. 2021-58:** to create a new position for “Deputy Village Clerk”, request Rockland County Civil Service to establish same, and authorize Mayor and/or the Village Clerk to execute any documents necessary to effectuate same.
6. **Resolution No. 2021-59:** to appoint Alissa Shaindy Landerer to the positions of Deputy Village Clerk and Village Treasurer at a total annual salary of \$63,000.00, and authorize Mayor and/or the Village Clerk to execute any documents necessary to effectuate same.
7. **Resolution No. 2021-60:** to retain Ariella Attar as an independent contractor for the task of preparing meeting minutes for the Village’s Planning Board, Zoning Board of Appeals, and Architectural Review Board on an as-needed basis for \$25.00 per hour.
8. **Resolution No. 2021-61:** to review the comments by the Village Planners, Nelson Pope Voorhis, regarding the Equestrian Estates DEIS, find the DEIS “Incomplete,” and

direct the applicant to complete the DEIS in accordance with the Village Planners' memorandum, dated July 9, 2021.

9. **Resolution No. 2021-62:** to declare the Village Board as lead agency with respect to the proposed Local Law No. 5 of 2021, a local law amending Chapter 290, Zoning, to allow for noncompliance with certain zoning bulk and area requirements, when the condition is a result of a street right-of-way widening reservation or dedication; classifying the proposed action as a SEQRA unlisted action; and refer the proposed Local Law No. 5 of 2021 to the Village Planning Board and Rockland County Department of Planning for review and comment.
10. **Resolution No. 2021-63:** to set a Public Hearing for September 9, 2021 at 8:00 p.m. for the adoption of Local Law No. 5 of 2021, a local law amending Chapter 290, Zoning, to allow for noncompliance with certain zoning bulk and area requirements, when the condition is a result of a street right-of-way widening reservation or dedication.
11. **Resolution No. 2021-64:** Approving Abstract of Audited Claims.
12. **Open Floor:** Public Discussion/Comment.
13. **Executive Session:** If necessary.
14. **Motion to Adjourn**

RESOLUTIONS

1. **Resolution No. 2021-57:** to declare non-functional 2001 Chevy Truck, as surplus and authorizing the Village Mayor to direct the appropriate Village Official or Employee to dispose of or if appropriate, sell, the surplus vehicle in As-Is condition.

WHEREAS, the Village owns a non-functional 2001 Chevy Truck; and

WHEREAS, the 2001 Chevy Truck has been replaced with updated vehicles or taken out of service and is no longer operable; and

WHEREAS, the 2001 Chevy Truck is of insignificant value; and

WHEREAS, the Monsey Fire Department provides an indispensable public service to the Village and its residents; and

WHEREAS, the Monsey Fire Department has expressed a need and desire for the Village's non-functional 2001 Chevy Truck for training of Fire Department personnel; and

WHEREAS, the Village Board finds that the benefit of giving its non-functional 2001 Chevy Truck to the Monsey Fire Department is invaluable, especially when compared to its insignificant monetary value.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Chestnut Ridge as follows:

Section 1. All “**WHEREAS**” paragraphs are incorporated herein by reference.

Section 2. The Village’s 2001 Chevy Truck is surplus, of insignificant value, and the value derived from donating it to the Monsey Fire Department, which provides a public service of immeasurable value to the Village and its residents, exceeds any monetary value it may have, and therefore, the Village Mayor is hereby authorized to direct the appropriate Village Official or Employee to take any and all steps necessary to donate it to the Monsey Fire Department for training purposes; and

Section 3. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	Yea	Nay	Abstain	Absent	Mtn	Second
Rosario Presti, Jr., Mayor	[]	[]	[]	[]	[]	[]
Paul Van Alstyne, Deputy Mayor	[]	[]	[]	[]	[]	[]
Richard Miller, Trustee	[]	[]	[]	[]	[]	[]
Chaim Rose, Trustee	[]	[]	[]	[]	[]	[]
Grant Valentine, Trustee	[]	[]	[]	[]	[]	[]

The Resolution was thereupon duly adopted.

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2. **Resolution No. 2021-58:** to create a new position for “Deputy Village Clerk”, request Rockland County Civil Service to establish same, and authorize Mayor and/or the Village Clerk to execute any documents necessary to effectuate same.

WHEREAS, the Village has a vacancy in the Village Treasurer position because the former Village Treasurer recently resigned; and

WHEREAS, the former Village Treasurer also previously served as Deputy Village Clerk and dutifully performed certain clerk tasks; and

WHEREAS, the Village currently does not have a Deputy Village Clerk position established with the County of Rockland Civil Service; and

WHEREAS, the Village Board desires to hire and appoint one individual to perform the duties and obligations of Village Treasurer and to assist the Village Clerk in the performance of certain clerk tasks.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Chestnut Ridge as follows:

Section 1. All “**WHEREAS**” paragraphs are incorporated herein by reference.

Section 2. The Village Board hereby creates and establishes the exempt Rockland County Civil Service position of Deputy Village Clerk; and

Section 3. Village Mayor and/or his authorized designee be and are hereby authorized to take any and all actions necessary and convenient, *nunc pro tunc*, to give full effect to this Resolution; and

Section 4. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	Yea	Nay	Abstain	Absent	Mtn	Second
Rosario Presti, Jr., Mayor	[]	[]	[]	[]	[]	[]
Paul Van Alstyne, Deputy Mayor	[]	[]	[]	[]	[]	[]
Richard Miller, Trustee	[]	[]	[]	[]	[]	[]
Chaim Rose, Trustee	[]	[]	[]	[]	[]	[]
Grant Valentine, Trustee	[]	[]	[]	[]	[]	[]

The Resolution was thereupon duly adopted.

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3. **Resolution No. 2021-59:** to appoint Alissa Shaindy Landerer to the positions of Deputy Village Clerk and Village Treasurer, at an annual salary of \$63,000.00, and to authorize Mayor and/or the Village Clerk to execute any documents necessary to effectuate same.

WHEREAS, the Village currently has an opening in the positions of Deputy Village Clerk and Village Treasurer; and

WHEREAS, the Village Board desires to fill the positions of Deputy Village Clerk and Village Treasurer; and

WHEREAS, one employee was previously able to dutifully perform the functions and obligations of the positions of Deputy Village Clerk and Village Treasurer; and

WHEREAS, Alissa Shaindy Landerer has submitted applications indicating her interest in filling the positions of Deputy Village Clerk and Village Treasurer; and

WHEREAS, the Village Board has dutifully interviewed several candidates who also sought to fill the positions of Deputy Village Clerk and/or Village Treasurer; and

WHEREAS, the Village Board finds that Alissa Shaindy Landerer could and would dutifully and capably fulfill the duties and obligations of the positions of Deputy Village Clerk and Village Treasurer.

Section 1. All “**WHEREAS**” paragraphs are incorporated herein by reference.

Section 2. The Village Board hereby appoints Alissa Shaindy Landerer to the position of Deputy Village Clerk, subject to approval by Rockland County Civil Service, for a term of one official year, or remaining portion thereof, which remaining portion is set to expire April, 2022, and to the position of Village Treasurer, subject to approval by Rockland County Civil Service, for a total annual salary of \$63,000.00; and

Section 3. The Village Mayor and/or his authorized designee be and are hereby authorized to take any and all actions necessary and convenient to give full effect to this Resolution; and

Section 4. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	Yea	Nay	Abstain	Absent	Mtn	Second
Rosario Presti, Jr., Mayor	[]	[]	[]	[]	[]	[]
Paul Van Alstyne, Deputy Mayor	[]	[]	[]	[]	[]	[]
Richard Miller, Trustee	[]	[]	[]	[]	[]	[]
Chaim Rose, Trustee	[]	[]	[]	[]	[]	[]
Grant Valentine, Trustee	[]	[]	[]	[]	[]	[]

The Resolution was thereupon duly adopted.

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4. **Resolution No. 2021-60:** to retain Ariella Attar as an independent contractor for the task of preparing meeting minutes for the Village’s Planning Board, Zoning Board of Appeals, and Architectural Review Board on an as-needed basis for \$25.00 per hour.

WHEREAS, the Village has a backlog of meetings that were held by the Village’s Planning Board, Zoning Board of Appeals, and Architectural Review Board, where meeting minutes have not yet been transcribed; and

WHEREAS, the Village has an obligation to its applicants and residents to prepare and make publicly available meeting minutes for all meetings of the Village’s Planning Board, Zoning Board of Appeals, and Architectural Review Board, and

WHEREAS, the Village does not have sufficient staffing to catch up on the backlog of meetings requiring minutes to be transcribed; and

WHEREAS, Ariella Attar has previously transcribed meeting minutes for other municipalities in the County of Rockland on a part-time contractual basis; and

WHEREAS, Ariella Attar has expressed an interest in assisting the Village in this regard; and

WHEREAS, the Village Board finds that Ariella Attar could and would dutifully transcribe meeting minutes for the backlog of meetings that were held by the Village’s Planning Board, Zoning Board of Appeals, and Architectural Review Board.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Chestnut Ridge as follows:

Section 1. All “**WHEREAS**” paragraphs are incorporated herein by reference.

Section 2. The Village Board hereby authorizes the Mayor to retain Ariella Attar for the task of preparing meeting minutes for the Village’s Planning Board, Zoning Board of Appeals, and Architectural Review Board on an as-needed basis for \$25.00 per hour; and

Section 3. Village Mayor and/or his authorized designee be and are hereby authorized to take any and all actions necessary and convenient to give full effect to this Resolution; and

Section 4. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	Yea	Nay	Abstain	Absent	Mtn	Second
Rosario Presti, Jr., Mayor	[]	[]	[]	[]	[]	[]
Paul Van Alstyne, Deputy Mayor	[]	[]	[]	[]	[]	[]
Richard Miller, Trustee	[]	[]	[]	[]	[]	[]
Chaim Rose, Trustee	[]	[]	[]	[]	[]	[]
Grant Valentine, Trustee	[]	[]	[]	[]	[]	[]

The Resolution was thereupon duly adopted.

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5. **Resolution No. 2021-61:** to review the comments by the Village Planners, Nelson Pope Voorhis, regarding the Equestrian Estates DEIS, find the DEIS “Incomplete,” and direct the applicant to complete the DEIS in accordance with the Village Planners’ memorandum, dated July 9, 2021.

WHEREAS, the Village Board, pursuant to a prior Village Board Resolution, is currently serving as “Lead Agency” for purposes of complying with the New York State Environmental Quality Review Act (“SEQRA”) for the Equestrian Estates project; and

WHEREAS, the applicant for Equestrian Estates previously submitted a Draft Environmental Impact Statement pursuant to SEQRA Section 617.9(a) for the Village Board’s consideration; and

WHEREAS, the Village Board previously referred the applicant’s DEIS to the Village’s Planning Consultants, Nelson Pope Voorhis; and

WHEREAS, the Village’s Planning Consultants have now dutifully reviewed the applicant’s DEIS with respect to its scope and content and for the purpose of commencing public review; and

WHEREAS, the Village’s Planning Consultants have issued a memorandum dated July 9, 2021 recommending that the Village Board, as Lead Agency, deem the applicant’s DEIS incomplete at this time.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Chestnut Ridge as follows:

Section 1. All “**WHEREAS**” paragraphs are incorporated herein by reference.

Section 2. The Village Board, as Lead Agency, hereby finds that the Equestrian Estates Draft Environmental Impact Statement, as submitted pursuant to New York State Environmental Quality Review Act (“SEQRA”) is incomplete for the reasons set forth in the July 9, 2021 memorandum by the Village’s Planning Consultant, Nelson Pope Voorhis; and

Section 3. The Village Board hereby directs the applicant Equestrian Estates to complete the DEIS in accordance with the July 9, 2021 memorandum by the Village’s Planning Consultant, Nelson Pope Voorhis; and

Section 4. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	Yea	Nay	Abstain	Absent	Mtn	Second
Rosario Presti, Jr., Mayor	[]	[]	[]	[]	[]	[]
Paul Van Alstyne, Deputy Mayor	[]	[]	[]	[]	[]	[]
Richard Miller, Trustee	[]	[]	[]	[]	[]	[]
Chaim Rose, Trustee	[]	[]	[]	[]	[]	[]
Grant Valentine, Trustee	[]	[]	[]	[]	[]	[]

The Resolution was thereupon duly adopted.

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6. **Resolution No. 2021-62:** to declare the Village Board as Lead Agency with respect to the proposed Local Law No. 5 of 2021, a local law amending Chapter 290, Zoning, to allow for noncompliance with certain zoning bulk and area requirements, when the condition is a result of a street right-of-way widening reservation or dedication; classifying the proposed action as a SEQRA unlisted action; and refer the proposed Local Law No. 5 of 2021 to the Village Planning Board and Rockland County Department of Planning for review and comment.

WHEREAS, the Village has in recent years experienced valuable growth; and

WHEREAS, the Village performed a Red Schoolhouse Road Traffic Study, which study was finalized in February, 2021; and

WHEREAS, the Red Schoolhouse Road Traffic Study recommended traffic improvements be constructed concurrently with new developments planned for the corridor and which are currently under review; and

WHEREAS, such traffic improvements will require reservations or dedications of land for the installation of sidewalks, turning lanes, travel lanes, roundabouts, curbing and the like; and

WHEREAS, adjoining property owners would be significantly impacted by such gratuitous dedications since the dedicated land could no longer count for satisfaction of yards, coverage, and floor area ratio; and

WHEREAS, the current Village Code already allows for noncompliance with front setback and front yard requirements; and

WHEREAS, the Village's Planning Consultants recommend that the Village adopt Local Law No. 5 of 2021, a local law amending Chapter 290, Zoning, to allow for noncompliance with certain zoning bulk and area requirements, when the condition is a result of a street right-of-way widening reservation or dedication; and

WHEREAS, the Village Board seeks to consider adoption of Local Law No. 5 of 2021, a local law amended Chapter 290, Zoning, to allow for noncompliance with certain zoning bulk and area requirements, when the condition is a result of a street right-of-way widening reservation or dedication; and

WHEREAS, the Village desires to consider any environmental impacts pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Village Board is the sole agency involved in the consideration of the proposed action; and

WHEREAS, the Village Board desires to assume Lead Agency status and conduct a review to determine the significance of the proposed discontinuance of the Subject Parcel in accordance with Article 8 of the Environmental Conservation Law of the State of New York, and the regulation promulgated thereunder at 6 NYCRR 617; and

WHEREAS, the Village Board will notice and schedule a public hearing regarding the action for all persons interested in presenting oral or written comments concerning the proposed Local Law No. 5 of 2021, a local law amending Chapter 290, Zoning, to allow for noncompliance with certain zoning bulk and area requirements, when and to the extent the condition is a result of a street right-of-way widening reservation or dedication.

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Chestnut Ridge as follows:

Section 1. All “**WHEREAS**” paragraphs are incorporated herein by reference.

Section 2. The Village Board determines that the proposed Local Law No. 5 of 2021, a local law amending Chapter 290, Zoning, to allow for noncompliance with certain zoning bulk and area requirements, when and to the extent the condition is a result of a street right-of-way widening reservation or dedication, constitutes an “Unlisted” Action and will require review pursuant to the State Environmental Quality Review Act (“SEQRA”, and the governing regulations promulgated thereunder.

Section 3. The Village Board hereby declares Lead Agency status pursuant to SEQRA in connection with the consideration and adoption of Local Law No. 5 of 2021, a local law amending Chapter 290, Zoning, to allow for noncompliance with certain zoning bulk and area requirements, when and to the extent the condition is a result of a street right-of-way widening reservation or dedication; and

Section 4. The Village Board hereby directs the Village Clerk and any other officer or employee, as directed by the Village Mayor, to take any action necessary to carry out the provisions of this Resolution.

Section 5. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	Yea	Nay	Abstain	Absent	Mtn	Second
Rosario Presti, Jr., Mayor	[]	[]	[]	[]	[]	[]
Paul Van Alstyne, Deputy Mayor	[]	[]	[]	[]	[]	[]
Richard Miller, Trustee	[]	[]	[]	[]	[]	[]
Chaim Rose, Trustee	[]	[]	[]	[]	[]	[]
Grant Valentine, Trustee	[]	[]	[]	[]	[]	[]

The Resolution was thereupon duly adopted.

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7. **Resolution No. 2021-63:** to set a Public Hearing for September 9, 2021 at 8:00 p.m. for the adoption of Local Law No. 5 of 2021, a local law amending Chapter 290, Zoning, to allow for noncompliance with certain zoning bulk and area requirements, when the condition is a result of a street right-of-way widening reservation or dedication.

WHEREAS, the Village has in recent years experienced valuable growth; and

WHEREAS, the Village performed a Red Schoolhouse Road Traffic Study, which study was finalized in February, 2021; and

WHEREAS, the Red Schoolhouse Road Traffic Study recommended traffic improvements be constructed concurrently with new developments planned for the corridor and which are currently under review; and

WHEREAS, such traffic improvements will require reservations or dedications of land for the installation of sidewalks, turning lanes, travel lanes, roundabouts, curbing and the like; and

WHEREAS, adjoining property owners would be significantly impacted by such gratuitous dedications since the dedicated land could no longer count for satisfaction of yards, coverage, and floor area ratio; and

WHEREAS, the current Village Code already allows for noncompliance with front setback and front yard requirements; and

WHEREAS, the Village’s Planning Consultants recommend that the Village adopt Local Law No. 5 of 2021, a local law amending Chapter 290, Zoning, to allow for noncompliance with certain zoning bulk and area requirements, when and to the extent the condition is a result of a street right-of-way widening reservation or dedication.

IT IS HEREBY RESOLVED by the Village Board of the Village of Chestnut Ridge that the Public Hearing for the adoption of Local Law No. 5 of 2021, a local law amending Chapter 290, Zoning, to allow for noncompliance with certain zoning bulk and area requirements, when and to the extent the condition is a result of a street right-of-way widening reservation or dedication, is hereby scheduled for September 9, 2021 at 8:00p.m.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	Yea	Nay	Abstain	Absent	Mtn	Second
Rosario Presti, Jr., Mayor	[]	[]	[]	[]	[]	[]
Paul Van Alstyne, Deputy Mayor	[]	[]	[]	[]	[]	[]
Richard Miller, Trustee	[]	[]	[]	[]	[]	[]
Chaim Rose, Trustee	[]	[]	[]	[]	[]	[]
Grant Valentine, Trustee	[]	[]	[]	[]	[]	[]

The Resolution was thereupon duly adopted.

8. **Resolution No. 2021-64:** Approving Abstract of Audited Claims.

IT IS HEREBY RESOLVED by the Village Board of the Village of Chestnut Ridge that General Fund Claims set forth on pages 1 through ___ in the aggregate amount of \$_____ as set forth on Abstract No. 2021-___ dated July ____, 2021, as submitted by the Village Treasurer, are hereby approved.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	Yea	Nay	Abstain	Absent	Mtn	Second
Rosario Presti, Jr., Mayor	[]	[]	[]	[]	[]	[]
Paul Van Alstyne, Deputy Mayor	[]	[]	[]	[]	[]	[]
Richard Miller, Trustee	[]	[]	[]	[]	[]	[]
Chaim Rose, Trustee	[]	[]	[]	[]	[]	[]
Grant Valentine, Trustee	[]	[]	[]	[]	[]	[]

The Resolution was thereupon duly adopted.

Respectfully submitted,

Florence A. Mandel
Village Clerk
Recording Secretary