

***NOTICE OF PUBLIC MEETING***

**BOARD OF TRUSTEES**

**OF THE**

**VILLAGE OF CHESTNUT RIDGE**

**VILLAGE BOARD MEETING AGENDA**

SEPTEMBER 9, 2021

8:00 pm

---

For the Regularly Scheduled Village Board meeting of September 9, 2021 – 8:00p.m. at

277 Old Nyack Turnpike  
Chestnut Ridge, New York 10977

**AGENDA:**

1. Pledge of Allegiance.
2. Mayor's report.
3. Approval of Minutes from August 19, 2021 Village Board Meeting.
4. **Resolution No. 2021-77:** to Open and Continue the Public Hearing for the adoption of 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 to October 21, 2021, at 8:00p.m., to allow the County of Rockland Planning Department sufficient time to review and comment on same.
5. **Resolution No. 2021-78:** to open the Public Hearing for the adoption of Local Law No. 5-2021 to confirm and codify the public hearing notice requirements for the Village's Zoning Board of Appeals.
6. **Resolution No. 2021-79:** to close the Public Hearing for the adoption of Local Law No. 5-2021 to confirm and codify the public hearing notice requirements for the Village's Zoning Board of Appeals.
7. **Resolution No. 2021-80:** to adopt Local Law No. 5-2021 to confirm and codify the public hearing notice requirements for the Village's Zoning Board of Appeals.
8. **Resolution No. 2021-81:** to open the Public Hearing for the Village's Comprehensive Plan, with the latest revisions, dated August 11, 2021, as prepared by the Village Planners, Nelson Pope & Voorhis, and to refer the Comprehensive Plan to the Village

Planning Board and the Rockland County Department of Planning for review and comment.

9. **Resolution No. 2021-82:** to review the updated comments by the Village Planners, Nelson Pope Voorhis, regarding the Equestrian Estates DEIS, as set forth in their supplemental August 23, 2021 memorandum, the applicant's follow up supplemental DEIS, and Nelson Pope Voorhis' follow up September 9, 2021 memorandum recommending that the Village Board find the DEIS "Complete," find the DEIS to be "Complete", and to set a Public Hearing for October 21, 2021 at 8:00p.m. for the adoption of the DEIS.
10. **Resolution No. 2021-83:** to set a Public Hearing for October 21, 2021 at 8:00p.m. for the Special Permit requested by the Wellington Educational Initiative.
11. **Resolution No. 2021-84:** to declare the Village Board as lead agency with respect to the proposed Local Law amending Chapter 290, Zoning, to adjust the definitions of basement, cellar, gross floor area, height and story, to add definitions of first floor, grade plan, and story above grade, and to exempt certain basement and garage areas from calculations of floor area ratio; classifying the proposed action as a SEQRA unlisted action; set a public hearing for October 21, 2021 at 8:00p.m., and refer the proposed Local Law to the Village Planning Board and Rockland County Department of Planning for review and comment.
12. **Resolution No. 2021-85:** to accept the resignation, effective October 1, 2021, of William F. Smith as Associate Justice for the Village of Chestnut Ridge Justice Court.
13. **Resolution No. 2021-86:** to approve Abstract of Audited Claims.
14. **Open Floor:** Public Discussion/Comment.
15. **Executive Session:** If necessary.
16. **Motion to Adjourn.**

---

Respectfully submitted,

Florence A. Mandel  
Village Clerk  
Recording Secretary