
SEQRA FINDINGS STATEMENT

Village of Chestnut Ridge, Rockland County, New York

Adoption of its 2022 Comprehensive Plan and Local Law A V.7 of 2022

July 21, 2022

**Prepared for the Village Board of Trustees of the Village of Chestnut Ridge
Rockland County, New York,**

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I. INTRODUCTION

The Village of Chestnut Ridge is located in Rockland County within the Town of Ramapo. The Village is bordered to the west by the Village of Airmont, to the south by the Boroughs of Upper Saddle River and Montvale in New Jersey, to the east by the Hamlet of Pearl River in the Town of Orangetown and the Hamlet of Nanuet in the Town of Clarkstown, and to the north by the Village of Spring Valley. The Village is largely developed with single family homes, large institutional uses, and with commercial and industrial development along Old Nyack Turnpike, Chestnut Ridge Road, and Red Schoolhouse Road. The Village is approximately 4.9 square miles, which is the subject of the State Environmental Quality Review process.

Villages in New York State are granted the authority to prepare and adopt a comprehensive plan in accordance with New York State Town Law §7-272-a. A comprehensive plan is defined as “the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports ... that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the town located outside the limits of any incorporated village or city.” The effect of adopting a comprehensive plan is that a Village’s land use regulations, which provide a mechanism to implement the Village’s vision, must be in compliance with its plan. In addition, all plans and projects by other governmental agencies must also consider the plan.

As per the regulations implementing the New York State Environmental Quality Review Act (SEQRA), the adoption or update of a Comprehensive Plan or Zoning Amendments is classified as a Type I action, or an action which is likely to require an environmental impact statement (EIS). However, New York State General Town Law encourages the development of a Generic Environmental Impact Statement rather than a traditional site-specific EIS, which is further supported by SEQRA at §617.10(b), and the Village Board has elected to undertake such a task. The GEIS document is intended to address broad areas of environmental relevance in accordance with 6 NYCRR §617 (SEQRA).

II. PROPOSED ACTION

The Study Area for the Proposed Action is the Village of Chestnut Ridge, Rockland County, New York. The proposed action in the Comprehensive Plan is generic in nature, changing the zoning districts to create a more cohesive zoning within the Village. These zoning changes will only allow a modest increase in development within the Village.

The 2022 Village of Chestnut Ridge Comprehensive Plan includes a conceptual land use plan which is the basis for proposing zoning amendments and is driven by an analysis of the detailed baseline inventory of the Village presented in the Plan. To be consistent with the 2022 Comprehensive Plan, the Village is proposed to be rezoned. Map 12 of the Comprehensive Plan shows the areas with zoning changes.

The public need, objectives and benefits are set forth in detail in the 2022 Comprehensive Plan and the Local Law A v.7 Zoning amendments. Primarily, the 2022 Comprehensive Plan sets forth a Vision for the Village of Chestnut Ridge which guides future decisions. The Vision is:

“In 2030, the Village of Chestnut Ridge will be an orderly and attractive community which provides economic development opportunities, a variety of housing options, and diversity in its population. Collector roads will become more pedestrian and bicycle friendly considering the needs of citizens of all ages and abilities. Architectural standards will be enhanced to reflect the Village’s historic identity and a unique sense of place.

In established residential areas, lower densities of single-family residential uses will dominate. Existing institutional uses will be allowed to develop housing for their staff and special needs clients. The Village’s wooded character will be preserved and enhanced.

Significant future development will be focused around the Red Schoolhouse Road corridor and along Chestnut Ridge Road. South of the Garden State Parkway extension, options will be expanded to encourage high-quality development consistent with the range of uses permissible north of the Parkway extension and the types of uses developing in the adjacent Borough of Montvale”

The goals, objectives and benefits, the purpose of the adoption of the 2022 Comprehensive Plan and Local Law A v.7 of 2022 are as follows:

Goal 1 – Land Use

Encourage a land use pattern that reinforces the suburban and Village character of the various parts of the Village of Chestnut Ridge and promotes a sense of community through the strengthening of the Village Center.

Objectives

- 1.1 Locate new commercial development along the Village’s major road corridors with improved requirements for landscaping and buffers.
- 1.2 Limit development of commercial uses in residential areas unsuitable for intensive building development due to environmental unsuitability or distance from existing utilities, main transportation corridors, and community facilities.
- 1.3 Preserve the remaining agricultural uses in the Village.
- 1.4 Provide a variety of housing opportunities for the Village’s workforce, young families, and seniors in a sustainable manner, and to promote a diverse community.
- 1.5 Create a Village Center at the Red Schoolhouse Road corridor, to create a central place to bring the community together and provide a stronger identity for Chestnut Ridge.

Goal 2 – Environmental Protection

Conserve the backdrop of trees and greenery, parks, wetlands, and water courses, which provides Chestnut Ridge with its community character as a beautiful village.

Objectives

- 2.1 Protect environmentally sensitive stream ecosystems and floodplains, including Hungry Hollow Brook, Pine Brook, and Pascack Brook, and maintain adequate buffers between these systems and adjoining development
- 2.2 Situate developments in a manner that protects or enhances landscaping along travel corridors.
- 2.3 Prevent unneeded erosion by limiting land disturbance in steep slope areas.
- 2.4 Minimize lighting impacts and light pollution throughout the Village.

Goal 3 – Community Facilities and Services

Ensure that community facilities and services continue to serve adequately the populations they are intended to serve, and to introduce or expand facilities in areas planned for future development.

Objectives

- 3.1 Maintain and enhance the Village-provided community services and facilities and expand recreational opportunities.
- 3.2 Participate and cooperate with regional, Town of Ramapo, and Rockland County agencies for regional provision of government services where appropriate.
- 3.3 Assure the timely delivery of emergency services from fire and ambulance providers and the Town of Ramapo Police.
- 3.4 Promote the enhancement of existing parkland throughout the Village and develop new community parks that are readily accessible to existing and planned population concentrations.

Goal 4 – Economic Development

Promote economic development through a balanced approach to sustainable development that will expand the Village's ratable base and will provide existing and future residents with a range of business and employment opportunities.

Objectives

- 4.1 Create additional opportunities for light industrial, warehousing and laboratory uses, building upon the existing employment strengths of the Village, and to increase tax ratable properties.
- 4.2 Revitalize the shopping areas, and build upon the Village's historic charm, to satisfy the needs of residents and to promote shopping visits from outside of the immediate area.
- 4.3 Acknowledge and accommodate changing technology as it relates to expanded/dispersed employment opportunities in residences.

- 4.4 As the “sharing economy” grows, consider regulation of short-term rentals of residential dwelling units ensure that they are respectful of the quality of life of long-term and seasonal residents and do not impact or endanger the health, safety and general welfare of the community or its natural resources.

Goal 5 - Infrastructure

Provide essential infrastructure in areas planned for higher density residential and planned nonresidential development.

Objectives

- 5.1 Tie economic development areas into the existing and proposed utility and drainage infrastructure within the Village.
- 5.2 Ensure that adequate telecommunications infrastructure is available throughout the Village to serve residents and businesses, including broadband internet access, mobile/cellular network coverage, and corresponding network support services.
- 5.3 Create incentive zoning and strengthen site plan review requirements, so that when applications for new development are received, improvements to sidewalks, streets, traffic signals, drainage systems, and utilities needed to service the new development will be funded by the developers.

Goal 6 - Transportation

Ensure the efficient movement of people and goods and promote economic development activities in areas near major transportation corridors.

Objectives

- 6.1 Improve turning movements and lower traffic delays for vehicles entering or turning along major road corridors.
- 6.2 Provide pedestrian and bicycle facilities along existing major roads and within new residential developments, improving safety and providing an alternative to motorized transportation.
- 6.3 Integrate new development near the GSP interchange. Leverage private development contributions so developers will help pay for and provide necessary improvements to remedy existing traffic problems and to accommodate traffic growth.
- 6.4 Encourage non-residential uses only in incentive development areas, where developers will contribute to traffic improvements and other amenities to offset their environmental impacts.

Goal 7 - Sustainability

Encourage the expanded use of renewable energy sources, green building practices, and the principles of Leadership in Energy and Environmental Design Neighborhood Development (LEED-ND) and smart growth throughout the Village in order to promote energy independence and become a regional trendsetter for the implementation of green, eco-friendly, and sustainable development standards.

Objectives

- 7.1 Ensure that land use and residential density within the Village is authorized only within the capabilities of natural resources, utilities, transportation infrastructure, environmental constraints to support them, and concentrate future density and land use near existing centers and corridors.
- 7.2 Promote and support the development of alternative energy sources such as solar, geothermal.
- 7.3 Emphasize the importance of energy efficiency, sustainability, and green building design standards to reduce the adverse environmental and economic impacts associated with reliance on fossil fuels.
- 7.4 Review and revise portions of Village Codes to encourage sustainable development and the incorporation of new, innovative techniques in site planning and building design.

Goal 8 – Historic Preservation

Preserve the Village’s cultural and historic resources and special places, which reinforce the Village’s unique identity, are a source of pride for all residents.

Objectives

- 8.1 Implement appropriate regulations and controls to preserve remaining historic resources from development and demolition.
- 8.2 Work with the School District to revitalize the Red Schoolhouse Museum.
- 8.3 Develop a uniform sign program for identifying historic resources in the community.

Goal 9 – Community Design

Reinforce the character of Chestnut Ridge and improve the aesthetic appearance of the Village.

Objectives

- 9.1 Work with the Architectural Review Board to refine standards for the appearance and compatibility of new buildings.
- 9.2 Protect and enhance the visual appearance of the community at the key gateways into the Village by promoting a uniform design aesthetic, signage, and landscaping.
- 9.3 Preserve greenspaces and provide landscaping along major road corridors as they develop, maintaining their wooded appearance to the greatest possible extent.”

These goals and objectives are implemented to a large extent through the adoption of the Local Law A v.7.

As a result of comments received during the public comment periods for the Comprehensive Plan and the DGEIS, a number of revisions were made to these documents which included, but were not limited to:

- Expansion of the existing conditions section of the plan, including updates of demographics from the results of the 2020 Census published in 2021.
- Added calculations of the specific numbers of nonconforming lots that would be eliminated by the adjustment of the residential zones, as requested by the Rockland County Department of Planning.
- Clarification of the status of the Pascack Brook which is scheduled to be removed from the NYS DEC list of impaired waterways.
- Adjustment of some zone PILO boundaries and R-25 along the Red Schoolhouse Road corridor area to better reflect the existing patterns of development.
- Addition of supermarkets as a permitted use in the PILO zoning district north of the Thruway.
- A section listing areas for future study was inserted.
- Additions to the lists of involved agencies, as requested by the Rockland County Department of Planning.

The primary revisions to the earlier versions of Local Law A v.7 of 2022 included, but were not limited to:

- Numerous corrections to the zoning use tables that were not part of the Comprehensive Plan but were performed to correct existing errors discovered during review. It appears that some of these errors occurred during the Village Code complete recodification in 2020.
- Clarification of the bulk tables in R-10, R-15, R-20 to ensure proper handling of existing nonconformities of single-family homes on undersized lots.
- Revisions to the use table regarding requirements for indoor parking at residences, to be consistent with the passage of a local law repealing said requirements in May 2022.

III. SEQR PROCESS

In March of 2022, the Village Trustees accepted a Draft GEIS (DGEIS) as complete for purposes of SEQRA review. A public hearing was held on April 28, 2022, to solicit public comments on the DGEIS. Additionally, the Lead Agency accepted written comments from interested agencies for up to thirty (30) days after the date of the hearing, as recommended by the Rockland County Department of Planning.

The Final GEIS (FGEIS) represents the next to last step in the SEQRA process, and it includes responses to substantive comments raised, and sets forth any revisions to the Proposed Action which have evolved as a result of the evaluation. The FGEIS incorporates the Draft GEIS, so that the combination of these two documents constitutes the entire GEIS. As required by SEQRA, an FGEIS document addressing all substantive comments received at the DGEIS public hearing and all written comments provided by the public and public agencies during the required public comment period was accepted by the Village Board on May 11, 2022. The Notice of Completion was published in the ENB on May 11th and 18th, 2022. A hearing on the FGEIS was held on May 19, 2022. The Village Board extended the period to accept written comments until June 3, 2022. On June 8, 2022 the FGEIS was re-accepted, and it addressed all comments received through June 3, 2022.

Pursuant to SEQRA Part 617.11(a), following acceptance of this FGEIS by the Lead Agency, there is a minimum 10-day period during which the public and governmental review agencies can consider the FGEIS before the Lead Agency issues its written Findings Statement. This comment period ended on June 18, 2022. No further comments on the FGEIS were received by the Village Board during this ten day period.

This Findings Statement, prepared pursuant to Article 8 of the Environmental Conservation Law and 6 NYCRR Part 617 (State Environmental Quality Review, SEQR) is the conclusion of a generic SEQR process for the Proposed Action known as the adoption of the 2022 Comprehensive Plan and Local Law A v.7 of 2022, Zoning Amendments.

IV. SPECIFIC MITIGATIONS AND FINDINGS

Overall, the Comprehensive Plan and Local Law propose changes to promote appropriate development of the Red Schoolhouse Road corridor to provide economic development and employment opportunities, and to establish improvements to the zoning code for the balance of the Village to provide better management of residential areas. All recommendations focus on enhancing the Village's green landscape, preserving trees, corridor views, and promoting high quality architecture. A general description of the proposed policies and recommendations follows below. For a more detailed discussion of the land use plan, see Chapter 6 of the Comprehensive Plan, and Maps 3 and 10.

1. Planned Industry and Laboratory-Office Zoning Changes

Currently, the Village has five areas designated as Planned Industry, or PI, and three areas designated as Laboratory Office, or LO. In recent decades, the real estate market has been soft for the development of office space, and the trend is expected to continue, with systemic shifting to work-from-home options since the COVID-19 pandemic. However, there is a good market for warehousing as online shopping gains a greater share of the retail market. There has also been considerable market interest in light industry/business flex space use. The PI Zone at the northern section of the Red Schoolhouse Road corridor north of Williams Road has worked successfully, with Par Pharmaceuticals as its "anchor tenant." Therefore, the Comprehensive Plan and Local Law A v.7 of 2022 propose to create new PILO zones, with uses and standards for both zones combined into one. The recommendations may be broken out as follow:

A. All existing Planned Industry (PI) zones are recommended to become PILO.

Impacts: No or minimal impact. The addition of Laboratory and Office uses to the current list of PI uses will not have greater impacts than the current PI uses allowed. The same use group J will be employed, so the same bulk and area standards will be in effect.

Mitigation: None needed.

B. All existing Laboratory Office (LO) zones are recommended to become PILO. The largest existing LO zoning district is on the east side of Red Schoolhouse Road at the Garden State Parkway Extension interchange. This LO area south of the GSP already has nonconforming, existing industrial land uses that would become conforming, were such a PILO zone to be created. We believe that development and redevelopment of higher tax-ratable projects would occur if PI uses were added to the existing LO.

Impacts: No or minimal impact. The addition of Planned Industry uses to the current list of LO uses will not have greater impacts than the current LO uses allowed. The same use group J will be employed, so the same bulk and area standards will be in effect.

Mitigation: None needed.

2. Neighborhood Shopping Zoning Changes – Village Center

The north end of the Red Schoolhouse Road corridor should become a Village Center, building upon the shopping, employment, and civic spaces already in place. The Village should consider moving its Village Hall offices and meeting spaces here, to add vitality and strengthen the identity of Chestnut Ridge. Commercial shops and restaurants that provide neighborhood services should be allowed to expand and provide enhancements. Further southward, the Red Schoolhouse itself should be restored to better condition and put into active use as a community facility.

A. Neighborhood Shopping (NS) zone should be extended slightly southward up to the Red Schoolhouse. The NS zoning should be extended past the Hubert Humphrey Drive until the historic Red Schoolhouse. Pedestrian and streetscape improvements should be required with new development approvals, and the creation of a Business Improvement District should be considered.

Impacts: No or minimal impact. The area is already developed with civic buildings and almost all property is publicly owned.

Mitigation: None needed.

B. Neighborhood Shopping (NS) zone should be extended slightly northward to Jones Creek. Sidewalks and signalized crossings should be provided for all corners of the Chestnut Ridge/Red Schoolhouse Road intersection. Currently the zoning line runs through the back areas of commercial businesses that are already developed, making the rear areas nonconforming. No change is recommended for the area currently zoned R-40 that is located beyond Jones Creek, north of Bulldog Coffee and Yoga Synthesis, and that extends to Jama Court. This area is constrained by the Jones Creek floodplain.

Impacts: No or minimal impact. The area is already developed with paving, loading, and service areas behind the existing row of retail and service businesses.

Mitigation: None needed.

3. Regional Shopping Zoning Changes

- A. Add PILO uses to the Regional Shopping (RS) zone and change the small lots between the RS zone and the NJ state line from LO to RS.** The area known as the “Triangle Properties” is located on the west side of Red Schoolhouse Road, just south of the Garden State Parkway. This area in its entirety should continue to be zoned RS, providing continuous opportunity for larger scale nonresidential development on the west side of Red Schoolhouse Road, but the RS district should be expanded to also permit uses allowed in the proposed PILO zoning district proposed for the east side of Red Schoolhouse Road. Such a district would essentially combine permitted uses together from RS, PI, and LO, which would enable adding self-storage facilities, industrial flex space, or a hotel to the current list of allowable uses. Developers should be required to provide transportation improvements as specified by the Red Schoolhouse Road Traffic Study, which may include GSP ramp improvements, turn lanes, widening, and signalization.

Impacts: No or minimal impact. The area is already zoned for NS and the types of buildings and uses proposed would have similar impacts to those already permitted under the existing zoning. The use group controlling bulk and area requirements would remain the same, so that additional development coverage or FAR would not be allowed.

Mitigation: None needed.

4. Residential Zoning Changes to Decrease Nonconformities Village-Wide – Buildout Analysis

- A. Changes to R – Zones to reduce nonconformities.** Analysis done in the Comprehensive Plan found that 58% of existing residential lots within the Village were nonconforming under the existing zoning, prompting the need to rezone large amounts of The Village. Apparently, the existing districts were created, and lot area standards were set without measurement of the actual lot sizes existing in each area of the Village. Therefore, variances are often needed for simple projects, creating a burden for homeowners of such lots.

To address the nonconforming undersized lot size problem, the proposed Comprehensive Plan recommends changes to zoning in eight areas of Village, as shown on the Buildout Analysis Area Map in section 6.2.

While it may appear extensive upon first review of the maps, effects of these zoning changes with regards to increased housing potential will be minimal, as quantified in the buildout analyses provided in section 6.2 below. The buildout compares the potential for residential development under the current zoning and the proposed zoning. Little acreage is available for development in the areas involved, and most of the lots are already developed with single family homes. Only the undeveloped areas that were proposed to be rezoned with either a

higher or lower minimum lot area were considered, and the potential number of units for each area under the proposed zoning was compared to what would be permitted under the current zoning.

Impacts: Small impact. See section 6.2 below for detail buildout analysis. The net effect of all these changes in the eight residential areas with zoning changes would be an increased potential for 16 additional single-family homes. This figure happens to be equal to the number of housing units lost between 2010 and 2020, according to the 2020 Census.

Mitigation: None needed.

5. Creating of a Floating PUD Zone

A. PUD Floating Zone. To provide for housing choices other than a single-family home, the Comprehensive Plan proposes a floating Planned Unit Development (PUD) zone which would be allowed to be “landed” within one-half mile of the GSP interchange. The PUD would permit mixed-use residential development at multifamily densities. The floating zone could be added to the zoning map upon request to the Village Board for an integrated multifamily residential/commercial/office project, with a minimum size of 25 acres. A minimum of 10% and a maximum of 35% of the gross floor area of all buildings proposed in the requested floating rezoning would be dedicated to commercial or office uses. The allowed use list for the nonresidential portion of such a floating zone would include a variety of commercial uses. The multifamily residential portion of the site would have a maximum density of 7 units per gross acre.

Impacts: The buildout analysis in section 6.2 indicates that two parcels are available for receiving the floating zone: 1) the Triangle Properties on the west side of Red Schoolhouse Road south of the GSP interchange; and 2) the Equestrian Estates site on the east side of Red Schoolhouse Road south of the GSP interchange. **A separate EIS for the Equestrian Estates subdivision, site plan, and the proposed PUD local law is being prepared by the developer of Equestrian Estates.**

- The buildout analysis shows a potential for an additional 130 housing units at the Triangle Properties site.
- The buildout analysis accounts for an additional 266 housing units at the Equestrian Estates site which is covered in the developer’s separate EIS which is currently under consideration.

Mitigation: Signalization, turning lanes, widening, a roundabout and other transportation improvements will be provided to mitigate traffic impacts, as agreed to by the developers who have signed on to the agreement to follow the Red Schoolhouse Corridor Traffic Study.

6. Green Meadow School/Threefold Foundation/Duryea Farm

- A. Green Meadow Overlay.** Create a floating zone which may “land” or be utilized only in RR-50 which allows education campus/philanthropic uses/group quarters/accessory housing/agriculture to be designed in a master plan in a unified development. It is anticipated that the Threefold Foundation would petition the Village Board to adopt such a floating zone within three years of the adoption of the Comprehensive Plan. See Comprehensive Plan section 2.3.3.4 for a map of the campus, and description of the numerous educational, institutional, and group quarters uses found there, in addition to the school.

Impacts: No or minimal impact. The envisioned overlay is not included in this action and may occur in several years with a separate site-specific SEQRA review by the lead agency at that time. The concept is to provide a set of land use controls for the school and foundation to minimize their need for variances when future construction projects arise, and to acknowledge that the existing RR-50 zoning at this site is inadequate for the school’s needs.

Mitigation: None needed.

7. Aspirational Policies

- A. Future Study.** There are various aspirational recommendations to study future improvements in the Village. These include recommendations to consider a pedestrian traffic study with specific street by street recommendations for constructing sidewalks or marking roads with striping. Another recommendation is to evaluate amending existing streetlighting policies network in the Village, given higher usage of streets and sidewalks by pedestrians at night. The Comprehensive Plan also recommends that the Village Board should consider traffic calming measures, such as the installation of speed humps or illuminated speed warning signs in area with documented speeding problems and should consider the future study of repurposing paper streets or other vacant lands it controls for use as parkland. Lastly, updates to water quality sampling and a new water quality assessment are an area recommended for future study.

Impacts: No or minimal impact.

Mitigation: None needed.

V. Significant Adverse Impacts Which Cannot Be Avoided if the Project is Implemented

No significant adverse impacts were identified as a result of the proposed Comprehensive Plan recommendations and the Zoning Amendments.

VI. Irreversible and Irrecoverable Commitment of Resources

The adoption of the Comprehensive Plan and its implementing zoning amendments does not commit the Village to expend any irreversible or irretrievable resources.

VII. Growth Inducing Aspects

The Comprehensive Plan recommendations, and the Zoning Amendments, when viewed in their entirety, would generally result in an increase potential residential density of the Town, mainly from the creation of a floating PUD zone. However, this increase in residential density follows the increasing residential density patterns that are occurring in the surrounding neighborhoods. The aim of the floating PUD zone is one to stabilize this residential growth and ensure that the growth occurs in a manner that is consistent with the Village's existing character. No significant increase in the amount of non-residentially zoned lands is anticipated as a result of the Zoning Amendments. The Town does not propose the expansion of central sewer or water districts that would induce growth.

VIII. Alternatives to Proposed Action

The Village Board considered various options during preparation of the comprehensive plan and zoning amendments. Ultimately, the Village Board developed a 2022 Comprehensive Plan and its associated zoning amendments outlined in Local Law A v.7 of 2022, which were the subject of the DGEIS evaluation.

The DGEIS analyzed the impact of two alternatives to this proposed Comprehensive Plan: (1) the No-Action alternative, and (2) a floating zone for multifamily residences which would be eligible to be placed over large parcels located anywhere within the entire village.

Under the no action alternative, the Town would not adopt any Comprehensive Plan and the current land use regulations would remain in place. The result would be that the Comprehensive Plan recommendations, would not be adopted. Without the adoption of this 2022 Comprehensive Plan and Local Law A V.7 of 2022, there would be no Comprehensive Plan for the Village setting forth the vision, goals, and objectives for the town, and no zoning changes would take place, leaving citizens of the Village with zoning regulations that do not meet their properties and/or needs.

The second alternative, if adopted, would allow for multifamily residences anywhere in the Village on parcels with 25 acres or more. This alternative is not supported, as it would allow for large amounts of growth in the Village that is not currently feasible.

IX. Future Site-Specific Proposals

Future development applications that comply with the proposed 2022 Comprehensive Plan and Local Law A v.7 of 2022 would still be required to undergo individual project reviews as part of the site plan, special use permit, and/or subdivision approval processes. These project reviews will be subject to the provisions of SEQRA, and site-specific impacts and mitigation measures would be identified and implemented at that time.

X. CERTIFICATION OF FINDINGS TO APPROVE THE PROPOSED ACTION

WHEREAS, the Chestnut Ridge Village Board of Trustees, as Lead Agency, has considered the Draft and Final GEISs, public comments made during the public hearing and the full SEQR public comment period and having considered the preceding written facts and conclusions; and

WHEREAS, the Lead Agency considered all the above-mentioned information regarding the potentially significant adverse environmental impacts that may be expected from the adoption of the 2022 Comprehensive Plan, Local Law A v.7 of 2022 Zoning Amendments including zoning map changes.

NOW THEREFORE BE IT DETERMINED, that the Lead Agency, consistent with the requirements of 6 NYCRR Part 617, makes the following findings:

1. The procedural requirements of Article 8 of the Environmental Conservation Law of New York State, and the rules and regulations promulgated thereunder (6 NYCRR, Section 617) have been met and complied with in full.
2. The Village Board of Trustees considered the relevant environmental impacts, facts and conclusions disclosed in the Final GEIS.
3. The Board weighed and balanced relevant environmental impacts with social, economic, and other considerations, and these Findings provide a rationale for the Lead Agency's decision.
4. Consistent with social, economic, and other essential considerations from among the reasonable alternatives available, the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigation measures that were identified as practicable.
5. These findings, and all actions set forth herein, shall be incorporated in any further approvals related to the Proposed Action and shall be deemed a part of any related approvals.
6. These findings shall be filed with the Chestnut Ridge Village Clerk and shall be made available to any person who has requests a copy.

7. A Copy of the Findings shall be maintained in the office of the Village Clerk so that they are readily accessible to the public and made available on request.

Certified by the Village of Chestnut Ridge Board of Trustees by Resolution adopted on July 21, 2022.