

NOTICE OF PUBLIC MEETING

BOARD OF TRUSTEES

OF THE

VILLAGE OF CHESTNUT RIDGE

277 Old Nyack Turnpike
Chestnut Ridge, New York 10977

VILLAGE BOARD MEETING AGENDA

May 20, 2026 (Wednesday)

7:30p.m.

AGENDA:

1. Pledge of Allegiance.
2. Mayor's Report.
3. Approval of Minutes from the prior Village Board Meeting on April 15, 2026.
4. **Resolution No. 2026-05-01:** to approve the appointment of Rachel Eisenbach as Village Clerk for the remainder of the term set to expire April 5, 2027.
5. **Resolution No. 2026-05-02:** to approve the appointment of Florence Mandel as Deputy Village Clerk for the remainder of the term set to expire April 5, 2027.
6. **Resolution No. 2026-05-03:** to approve the reappointment of Janet Pitter as Associate Justice of the Village of Chestnut Ridge Justice Court for the remainder of the one-year term expiring April 5, 2027.
7. **Resolution No. 2026-05-04:** to accept the resignation of Moses Engel from the Village of Chestnut Ridge Zoning Board of Appeals, effective April 24, 2026.
8. **Resolution No. 2026-05-05:** to accept the resignation of Joel Brown from the Village of Chestnut Ridge Planning Board, effective May 20, 2026.
9. **Resolution No. 2026-05-06:** to approve the reappointment of Isaac Stern as the Chairperson of the Village Planning Board through April 5, 2027.
10. **Resolution No. 2026-05-07:** to approve the appointment of Matthew Berkowitz as the Chairperson of the Village Zoning Board of Appeals through April 5, 2027.

11. **Resolution No. 2026-05-08:** to confirm the salary of the Village Clerk position will remain \$84,872 through the end of the current budget year, through May 31, 2026, and then increase to \$90,000 for the next budget year, from June 1, 2026 through May 31, 2027.
12. **Resolution No. 2026-05-09:** to confirm the salary of the Deputy Village Clerk position will remain \$84,872 through the end of the current budget year, through May 31, 2026, and then increase to \$87,418 for the next budget year, from June 1, 2026 through May 31, 2027.
13. **Resolution No. 2026-05-10:** to approve the reappointment of Allan Rubin as the Deputy Chairperson of the Village Planning Board through April 5, 2027.
14. **Resolution No. 2026-05-11:** to appoint Joel Brown, former member of the Village of Chestnut Ridge Planning Board, to the recently vacated position on the Village Zoning Board of Appeals, effective May 21, 2026, for a five-year term set to expire April 7, 2031.
15. **Resolution No. 2026-05-12:** to authorize and approve, *nunc pro tunc*, the retention of Tri-State HVAC as the lowest responsible bidder, to perform required repairs to the air conditioning unit at Village Hall, for a total cost not to exceed \$1,650.00 (competitor's quote was \$1,870.00).
16. **Resolution No. 2026-05-13:** to **Open the Public Hearing on May 20, 2026 at _____ p.m.** regarding the 80 Ackertown Road Petition for a Zoning Map Amendment from 80 Ackertown Road requesting a zone change from R-50 to R-20 on its 5.2 acre parcel to allow for single-family detached homes on 20,000 square foot lots.
17. **Resolution No. 2026-05-14:** to **Close the Public Hearing on May 20, 2026 at _____ p.m.** regarding the 80 Ackertown Road Petition for a Zoning Map Amendment from 80 Ackertown Road requesting a zone change from R-50 to R-20 on its 5.2 acre parcel to allow for single-family detached homes on 20,000 square foot lots.
18. **Resolution No. 2026-05-15:** to **authorize and approve (or deny)** the 80 Ackertown Road Petition for a Zoning Map Amendment from 80 Ackertown Road; and to adopt (or deny) a Zoning Map Amendment changing the zoning designation of the 5.2-acre 80 Ackertown Road parcel (SB: 68.05-2-8) from R-50 to R-20 to allow for single family detached homes on 20,000 square foot lots, subject to the successful completion of SEQRA review and analysis by the Village Planning Board as well as obtaining all approvals as required by the Village Planning Board and Zoning Board of Appeals, and all interested and involved agencies; and to direct Village Counsel to prepare a resolution.
19. **Resolution No. 2026-05-16:** to approve and authorize the Mayor to execute the Foster Church Stormwater Management Practice Maintenance and Easement Agreement, as required by the Village of Chestnut Ridge Planning Board and the Rockland County Drainage Agency, pursuant to which the Foster Church is responsible for providing ongoing maintenance, for its property located at 467 and 477 South Pascack Road, Chestnut Ridge, New York (SBL: 63.18-1-4 and 63.17-2-19).

20. **Resolution No. 2026-05-17:** to authorize and approve an agreement with Pitney Bowes to provide the Village with a new stamp machine for the Village Clerk's office for a five-year term at a lease rate of \$144.84 per month, billed quarterly at \$434.52, and to authorize the Mayor to execute the agreement.
21. **Resolution No. 2026-05-18:** to re-approve the issuance of bonds by the Public Finance Authority for the Wellington Institute Project as requested by bond counsel Troutman Pepper Locke LLP (previously approved pursuant to Resolution No. 2025-25 at the Village Board's March 20, 2025) meeting) as the prior approvals have lapsed and to authorize the Mayor to execute such approval in a form as approved by counsel.
22. **Resolution No. 2026-05-19:** to authorize and approve an expenditure of no more than \$26,500, payable to the lowest responsible bidder, for sheetrock, insulation, trim, and painting work required to the Village Courtroom.
23. **Resolution No. 2026-05-20:** to approve the Abstract of Audited Claims.
24. **Public Comment.**
25. **New Business.** If necessary, for issues that are not planned but may arise during the meeting.
26. **Executive Session.** To discuss active litigation matters and for advice from counsel.
27. **Motion to Adjourn.**