

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

June 18, 2026 (Wednesday)

7:30p.m.

AGENDA:

1. Pledge of Allegiance.
2. Mayor's Report.
3. **Presentation:** Certificate of Recognition to be presented to the Scotland Hill Boys Learning Program for completing the entire Mishnayos Seder Nezikin, demonstrating exceptional dedication, discipline, and intellectual growth through the study of laws of damages, responsibility, property rights, and ethical conduct, and for exemplifying integrity and role model behavior that enriches the Village of Chestnut Ridge community.
4. Approval of Minutes from the prior Village Board Meeting on May 20, 2026.
5. **Resolution No. 2026-06-01:** to authorize and approve the installation of a Stop Sign and Stop Bar with corresponding text on the pavement on Roxbury Court at its intersection with Lawrence Place, consistent with the Manual of Uniform Traffic Control Devices, and as recommended by the Village's Engineering Consultant.
6. **Resolution No. 2026-06-02:** to authorize and approve, pursuant to the recommendations of the Village's Engineering Consultant, the immediate installation of: [1] an extension of the double yellow lines along Grotke Road to define the allowable turn area of cars from both directions; [2] continue with "cat track" striping along Grotke to delineate lanes while allowing the turning movements; [3] Add W1-10 signs on Grotke Road in both directions prior to the Aberdeen Avenue intersection; and [4] add "Dangerous Intersection" signage on Grotke Road in both directions prior to the Aberdeen Avenue intersection; and if the foregoing actions do not adequately address the safety concerns at the intersection, as determined by the Village's Engineering Consultant, the additional installation of a Stop Bar and Sign at Grotke in the westerly direction entering the Aberdeen Avenue intersection

and a “Stop Sign Ahead” sign further east, at the discretion of the Village’s Engineering Consultant.

7. **Resolution No. 2026-06-03:** to authorize and approve, *nunc pro tunc*, an expenditure of no more than \$975.00 for the emergent removal and replacement of the hot water heater in the court/boardroom building by the lowest responsible bidder, Renovit Corp., who submitted a the lowest responsible bid of \$1,100, which was \$200 lower than the next lowest bid, and the actual work was performed for even less.
8. **Resolution No. 2026-06-04:** to authorize and approve the Proposal and Contract with Tilcon, New York, Inc. utilizing the Town of Ramapo Resurfacing Contract, for roadway resurfacing of Jacqueline Road, Madeline Terrace, Scotland Road, all within the Village for a total cost not to exceed \$243,082.55, and to Authorize the Mayor to execute the agreement on behalf of the Village.
9. **Resolution No. 2026-06-05:** to authorize and approve the Village’s insurance renewal agreements for the 2026-2027 fiscal year with coverages for property, general liability, automobile, crime, cyber, workers’ compensation, boiler and machinery, inland marine, public officers, and umbrella/excess, with the Travelers’ Insurance Group, for a total annual premium of \$167,077, representing an increase of approximately 11% due to claims filed and rising insurance costs throughout the industry, with all coverages remaining the same; and to authorize the Mayor to execute the renewal agreement and related documents to effectuate the insurance coverage.
10. **Presentation:** 4 & 6 Bellows Lane Zoning Petition – by applicant Zev Adler and its representatives regarding Petition for a Zoning Map Amendment from RR-50 to RR-25, as referenced in Resolution No. 2026-06-05 below.
11. **Resolution No. 2026-06-06:** to Accept the Petition for a Zoning Map Amendment from Zev Adler, owner of the real property located at 4 & 6 Bellows Lane, Chestnut Ridge, NY (SBL: 62.19, Block 2, Lots 6.1 and 6.2), seeking a zone change from RR-50 to RR-25 for a total of 82,211.87 square feet of land to allow for single-family detached homes on 25,000 square-foot lots to serve as a transition between the higher density residential areas to the south and the larger-lot RR-50 zone to the north; to refer the Petition to the Village Planning Board pursuant to the Village Code; to all other entities as required by the General Municipal Law; and to direct the Village Clerk to take all action necessary to effectuate this resolution.
12. **Resolution No. 2026-06-07:** to approve the 80 Ackertown Petition for a Zoning Map Amendment from 80 Ackertown Road and a Zoning Map Amendment changing the zoning designation of the 5.2-acre 80 Ackertown Road parcel (SBL: 68.05-2-8) from RR-50 to RR-20 to allow for single family detached homes on 20,000 square foot lots, subject to 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 Village Zoning Board of Appeals, if necessary, and all interested and involved agencies.

13. **Resolution No. 2026-06-08:** to authorize and approve an intermunicipal agreement with the Town of Ramapo for the Town of Ramapo to provide services as needed on behalf of the Village for the Saddle River Road Sidewalk Project pursuant to the County of Rockland Intermunicipal Agreement – Grant for Sidewalk Construction Project, and to authorize the Mayor to execute the agreement in a final form as approved by Village Special Counsel.
14. **Resolution No. 2026-06-09:** to approve the Abstract of Audited Claims.
15. **Public Comment.**
16. **New Business.** If necessary, for issues that are not planned but may arise during the meeting.
17. **Executive Session.** To discuss potential litigation and for advice from counsel.
18. **Motion to Adjourn.**