

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

August 20, 2026

7:30p.m.

AGENDA:

1. Pledge of Allegiance.
2. Mayor's Report.
3. Approval of Minutes from the prior Village Board Meeting on July 16, 2026.
4. **Presentation:** 27 Red Schoolhouse Road Zoning Petition – by Applicant Care 27 LLC and its representatives regarding their Petition for a Zoning Change as referenced in Resolution No. 2026-08-01 below.
5. **Resolution No. 2026-08-01:** to Accept the Petition for a Zoning Change from Applicant Care 27 LLC, the owner of real property located at 27 Red Schoolhouse Road, Chestnut Ridge, NY (SBL: 2-64-112) seeking a zone change from RR-35 to NS for a total of 1.04 acres (45,127 square feet) to better align the parcel with the adjoining NS zoning district which has grown over time; to refer the Petition to the Villager Planning Board pursuant to the Village Code; and to refer the Petition to all other entities as required by the General Municipal Law; and to direct the Village Clerk to take any and all action necessary to effectuate this resolution.
6. **Presentation:** 414-424 So. Pascack Zoning Petition – by Applicant S Pascack Operating LLC and its representatives regarding their Petition for a Zoning Change as referenced in Resolution No. 2026-08-02 below.
7. **Resolution No. 2026-08-02:** to Accept the Petition for a Zoning Change from Applicant S Pascack Operating LLC, the contract vendee of real property located at 414-424 South Pascack Road, Chestnut Ridge, NY (SBL: 63.14-3-54, 53.1, 53.2, 53.3, and 53.4) seeking a zone change from RR-35 to R-15-1F for a total of 9.82 acres to enable the applicable to create 16 single-family homes on an average lot size of 19,316 square feet; to refer the

Petition to the Villager Planning Board pursuant to the Village Code; and to refer the Petition to all other entities as required by the General Municipal Law; and to direct the Village Clerk to take any and all action necessary to effectuate this resolution.

8. **Presentation: 296 Ackertown Road Zoning Petition** – by applicant Ackertown Development Corp. and its representatives regarding their Petition for a Zoning Change as referenced in Resolution No. 2026-08-03 below.
9. **Resolution No. 2026-08-03:** to Accept the Petition for a Zoning Change from Applicant Ackertown Development Corp., the owner of real property located at 296 Ackertown Road, Chestnut Ridge, NY (SBL: 62.19-1-1.2) seeking a zone change from RR-50 to RR-20 for a total of 6.07 acres of land to allow for single-family detached homes on 20,000 square foot lots from R-50 zoning district to a R-20 zoning district to enable the applicant to build up to nine (9) single-family homes on 20,000 square foot lots, as permitted in the RR-20 zone to the north of the property and similar to the RR-25 zoning to the northeast of the property; to refer the Petition to the Villager Planning Board pursuant to the Village Code; and to refer the Petition to all other entities as required by the General Municipal Law; and to direct the Village Clerk to take any and all action necessary to effectuate this resolution.
10. **Resolution No. 2026-08-04:** to authorize and approve (due to the impending end of life of the Village's current firewall), *nunc pro tunc*, the purchase and installation of a new firewall, with set up and configuration and necessary updates, by the Village's IT Provider, Total Computing Technology, for a total cost not to exceed \$1,749.00.
11. **Resolution No. 2026-08-05:** to authorize and approve potential mold remediation and repair work to Village Hall by the lowest responsible proposal, as submitted by Enviro Cleaning, for a total cost not to exceed \$18,000.00, with the work to be performed around Labor Day Weekend to minimize disruption to Village Hall operations, and to authorize the physical closure of Village Hall on Thursday, 9/3/26, after 12:00p.m., and on Friday, 9/4/26, and requiring village staff to work remotely to minimize the inconvenience for Village residents.
12. **Resolution No. 2026-08-06:** to authorize and approve, *nunc pro tunc*, the retention of Millennium Strategies for grant writing and application related work for a total cost not to exceed \$2,000.00 for the New York State Department of Environmental Conservation – Non-Agricultural Nonpoint Source Planning and Municipal Separate Storm Sewer System (MS4) Mapping Grant Program, and to direct the Village's Engineering Consultant to work in conjunction with millennium to provide scope and design services as needed for the application.
13. **Resolution No. 2026-08-07:** to schedule a **Public Hearing on September 17, 2026 at or after 7:30p.m.** for the approval of the proposed Cable Franchise Renewal Agreement, in the form as annexed, for the Verizon New York, Inc. franchise within the Village of Chestnut Ridge for a period of fifteen (15) years, commencing June 22, 2027.

14. **Resolution No. 2026-08-08:** to authorize and approve, *nunc pro tunc*, an intermunicipal agreement with the Village of Airmont, as coordinated and recommended by County Legislator Joel Friedman, for the retention of Fleet Transit Solutions for the joint submission of an application to the Federal Highway Administration Advanced Transportation Technologies and Innovation (ATTAIN) grant program, and the retention of Fleet Transit Solutions LLC for grant writing and application related work at a cost to the Village not to exceed \$1,500.00.
15. **Resolution No. 2026-08-09:** to authorize and approve a cost sharing agreement with Orange and Rockland Utilities, Inc. (“ORU”) in a final form as approved by Village Counsel, whereby ORU will pay the Village \$16,424.91 for the restoration of Village roadways damaged by ORU utility installation project on Beckett Court, for the portion on Madeline Terrace.
16. **Resolution No. 2026-08-10:** to approve the Abstract of Audited Claims.
17. **Public Comment.**
18. **New Business.** If necessary, for issues that are not planned but may arise during the meeting.
19. **Executive Session.** If necessary.
20. **Motion to Adjourn.**