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
October 22, 2026
7:30p.m.

AGENDA:

1. Pledge of Allegiance.

2. Mayor's Report.

3. Approval of Minutes from the prior Village Board Meeting on September 17, 2026.

4. **Proclamation:** to recognize the 100th Anniversary of the Threefold Educational Foundation and School and to proudly honor and celebrate their accomplishments and inspirational example of a commitment to education in the Village of Chestnut Ridge and County of Rockland.

5. **Resolution No. 2026-10-01:** to Schedule a Public Hearing on November 19, 2026 at or after 7:30p.m. regarding the 4 & 6 Bellows Lane 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, as recommended by the Planning Board; to direct the Applicant to mail notices of the public hearing pursuant to the Village Code; and to direct the Village Clerk to duly publish and post Notices of the Public Hearing.

6. **Resolution No. 2026-10-02:** to authorize and approve, as recommended by the Village's engineering consultant, payment of $3,700, representing the remaining 15% of the total work as now completed, to Construction Layout Services, LLC, who, as the lowest responsible bidder, duly completed the surveying work and support services for the Saddle River Road Sidewalk project, to be reimbursable through the County of Rockland's $1,764,705.88 sidewalk grant as allocated to District 15.

7. **Resolution No. 2026-10-03:** to Authorize and Approve the payment of road resurfacing invoice by Tilcon NY, Inc. for milling and paving of Jacqueline Road, Laurel Lane, Madeline Terrace, and Scotland Road (partial) in the total amount of $298,945.68 (representing 98% of the total invoice amount of $305,046.51), with the remaining $6,100.93 (2.0%) retained for minor incidental/outstanding work, to be released upon completion of the outstanding work, as confirmed and recommended by the Village's engineering consultant.

8. **Resolution No. 2026-10-04:** to acknowledge and approve the Village's internal audit and examination of the Village Justice Court records for fiscal year 2025-2026 pursuant to the New York State Uniform Justice Court Act and authorizing and directing the Village Clerk to send the audit report and accompanying documents as prepared by CMB Consulting and Tax, together with a copy of this Resolution acknowledging same, to Carol Jacobs, Director of the Division of Internal Audit Services, NYS Unified Court System on or before October 31, 2025.

9. **Resolution No. 2026-10-05:** to authorize and approve the payment of $22,575 to Square Construction Corp., the lowest responsible bidder, for the Village Hall restoration and remediation work following the recent mold remediation project, with $20,000 immediately payable and the additional $2,575 to be paid upon following final inspection to ensure all work is completed properly.

10. **Resolution No. 2026-10-06:** to authorize and approve the lowest responsible proposal for snow removal services on the recently installed sidewalks along Saddle River Road, from Lancaster Lane to NYS Thruway Overpass, and Pinebrook Road, from Saddle River Road to Jean Lane, to American Field Services, Inc. to provide all labor, equipment, materials, supervision, and the application of rock salt, for $1,975.00 for the first plowing visit up to 6" of snowfall, $1,975.00 for each subsequent visit for each additional 6" of snowfall, and $525.00 for rock salt application per visit **OR** $975.00 for Calcium Magnesium Acetate (CMA) de-icing per visit.

11. **Resolution No. 2026-10-07:** to authorize and approve the lowest responsible proposal for snow removal services at Village hall and Kobre Park in all parking, walking, and driveway areas All County Property Management, Inc. to provide all labor, equipment, materials, supervision, and the application of rock salt, for $500.00 for the first plowing visit up to 6" of snowfall at Village Hall, $300.00 for the first plowing visit up to 6" of snowfall at Kobre Park; $400.00 for each subsequent visit for each additional 6" of snowfall at Village Hall; $300.00 for each subsequent visit for each additional 6" of snowfall at Kobre Park; $125.00 for rock salt application per visit **OR** $75.00 for Calcium Magnesium Acetate (CMA) de-icing per visit at Village Hall; and $150.00 for CMA de-icing per visit at Kobre Park.

12. **Resolution No. 2026-10-08:** to authorize and approve the lowest responsible proposal for landscaping and sprinkler system services at Village Hall and Kobre to All County Property Management, Inc. to provide all labor, equipment, materials, supervision, and landscaping

services as required, for $30,459.79 for the entire season, which is $62,585.21 lower than the next responsible bidder.

13. **Resolution No. 2026-10-09:** to [approve/deny] the Stipulation of Settlement and Consent Order in the form annexed hereto, in accordance with the Opinion and Order of the Hon. Vincent L. Briccetti, U.S.D.J., to fully and finally resolve the matter of *T-Mobile Northeast, LLC v. Village of Chestnut Ridge, et al.,* 23-CV-5852 (VB) (S.D.N.Y.).

14. **Resolution No. 2026-10-10:** 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 active litigation matters and for advice from counsel.

18. **Motion to Adjourn.**