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
November 19, 2026
7:30p.m.

AGENDA:

1. Pledge of Allegiance.

2. Mayor's Report.

3. Approval of Minutes from the prior Village Board Meeting on October 22, 2026.

4. **Resolution No. 2026-11-01:** to Open the Public Hearing on November 19, 2026 at _____ _____p.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.

5. **Resolution No. 2026-11-02:** to Close the Public Hearing on November 19, 2026 at _____ _____p.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.

6. **Resolution No. 2026-11-03:** To [Approve / Deny] the 4 & 6 Bellows Petition for a Zoning Map Amendment from 40 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, subject to the obtaining all approvals as required by the Planning Board and Zoning Board of Appeals and all interested and involved agencies, and to direct the Village Clerk to coordinate with the Village Planner and Attorney to file the Zoning Map Amendment.

7. **Resolution No. 2026-11-04:** to Accept the Special Permit Application by Yeshiva Mischkan Aharon for a Religious Educational Institution at 68-72 Pinebrook Road (Tax Parcel: 62.20-1-55), and to **Schedule a Public Hearing on December 17, 2026, at or after 7:30p.m.,** and to direct the Village Clerk to refer the application to the Rockland County Department of Planning and all other entities as required pursuant to the General Municipal Law.

8. **Resolution No. 2026-11-05:** to authorize and approve, as recommended by the Village's engineering consultant, the installation of: [A] a new Stop Bar and Stop Signs on Eastbourne Drive at its intersection with Eldorado Drive and [B] a new Stop Sign and Stop Bar on Helper Court as you enter Eagler Street, with all work to be performed by the Town of Ramapo, as directed by the Village's engineering consultant to coordinate the successful completion of this project.

9. **Presentation:** 757 Chestnut Ridge Road Zoning Petition – by Applicant 757 Acquisitions LLC and its representatives regarding their Petition for a Zoning Change and for the cancellation of a drainage easement as referenced in Resolution No. 2026-11-06 below.

10. **Resolution No. 2026-11-06:** to Accept the Petition for a Zoning Change from Applicant 757 Acquisitions LLC, the owner of real property located at 757 Chestnut Ridge Road, Chestnut Ridge, NY (SBL: 63.13-1-1.5) seeking a zone change for its 7.1 acre property with one lot comprised of approximately 6.61 acres being rezoned from RR-40 to the Planned Industry Laboratory Office ("PILO") Zoning District and a second lot comprised of approximately .47 acres being rezoned to the Village's Professional Office ("PO") Zoning District, to allow Petitioner to construct two flex space buildings of 88,800 square feet on the first lot and a 6,800 square feet professional office building on the second lot, and to cancel a drainage easement no longer of use due to FEMA regulations; 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.

11. **Resolution No. 2026-11-07:** to authorize and approve, *nunc pro tunc*, the Mayor and Trustees to execute to certify the Return of Unpaid Village Taxes as prepared by the Village receiver of taxes and assessments as true, accurate, and complete account of unpaid taxes assessed or levied and delivered to the Trustees of the Village.

12. **Resolution No. 2026-11-08:** to authorize and approve a request to the County of Rockland to add Scotland Hill Road to the official Rockland County Map as a County Road.

13. **Resolution No. 2026-11-09:** to approve notice of election pursuant to Election Law §15-104(3)(a), *nunc pro tunc*, and authorize Village Clerk and/or Deputy Clerk to publish notice timely.

14. **Resolution No. 2026-11-10:** to grant the Special Permit and Site Selection Approval to T-Mobile Northeast LLC and Mobilitie Investments III-C, LLC for a wireless telecommunications facility at 221 Saddle River Road, Chestnut Ridge, NY (SBL: 56.20-1-7) pursuant to the Court Order and Consent Order in Case No. 23-CV-5852 (VB) (S.D.N.Y.).

15. **Resolution No. 2026-11-11:** to acknowledge and accept ongoing maintenance responsibilities for the maintenance and repair of sidewalks along Saddle River Road as installed, constructed, and/or repaired pursuant to the County of Rockland's $1,764,705.88 sidewalk grant as allocated to District 15, including specifically the two properties at the intersection of Ackertown Road and Saddle River Road heading North.

16. **Resolution No. 2026-11-12:** to authorize and direct the Village's Engineering Consultant, Spence Engineering, to prepare plans and designs for: [A] the installation of sidewalks on Saddle River Road, from its intersection with Ackertown Road heading South to the Village boundary; [B] for the repair of existing sidewalks on Hungry Hollow Road; and [C] Scotland Hill Road, all of which are intended to be reimbursable and funded through the County of Rockland's sidewalk grant program.

17. **Resolution No. 2026-11-13:** to authorize and approve an expenditure of no more than $2,200.00 for the purchase of six (6) new tablets for the Village Building Department for code enforcement a Building Department administrative functions from the lowest proposal.

18. **Resolution No. 2026-11-14:** to approve the Abstract of Audited Claims.

19. **Public Comment.**

20. **New Business.** If necessary, for issues that are not planned but may arise during the meeting.

21. **Executive Session.** To discuss a potential litigation for advice from counsel.

22. **Motion to Adjourn.**