

Hon. Rosario Presti Jr., Mayor
277 Old Nyack Turnpike
Village of Chestnut Ridge, New York (10977)
Via email: rpresti@chestnutridgevillage.org; and
Via email: Village Clerk at fmandel@chestnutridgevillage.org

DR. Project No.: 11490-001
January 20, 2022

**Re: PLANNING MEMORANDUM
PLANNING AND ZONING REPORT ADDENDUM
COMPREHENSIVE PLAN ANALYSIS
VILLAGE OF CHESTNUT RIDGE, ROCKLAND COUNTY, NEW JERSEY**

Based on our review of the Draft Comprehensive Plan, last revised January 3, 2022 (“Revised Draft Comprehensive Plan”), it is our opinion that best planning practices would be to study these additional issues now as they are part of the foundation to building a strong regional plan and may have substantial impacts on the goals, objectives, and recommendations of the Comprehensive Plan. The following planning memorandum serves as an addendum to the Planning and Zoning Report – Comprehensive Plan Analysis, prepared by Dresdner Robin dated November 18, 2021 (“DR Planning Report”), which analyzed the Village of Chestnut Ridge Draft Comprehensive Plan, last dated August 11, 2021 (“Draft Comprehensive Plan”). This Planning Memorandum will assess the revisions made to the Revised Draft Comprehensive Plan, as it relates to the preliminary assessment comments provided in the DR Planning Report.

PRELIMINARY ASSESSMENT & COMMENTS

The Revised Draft Comprehensive Plan incorporated the following additional substantive sections. We have provided our input on these sections below.

1. **Additional Infrastructure Inventory**: The Revised Draft Comprehensive Plan includes additional inventory of sanitary sewer and water systems, electricity and natural gas infrastructure, transportation-thoroughfares, transit services, and pedestrian facilities in Section 2.6 (pages 2-36 to 2-37).

Comment: The additional text provides an additional, albeit limited, inventory of infrastructure, but does not provide an assessment of that inventory. Comments 1 and 3 of Section 4.0 of our DR Planning Report specifically identifies that the Draft Comprehensive Plan has an almost non-existent analysis on the impact of the existing conditions on the current issues and implications for future growth of the Village. As stated in the DR Planning Report, as this is the first Comprehensive Plan of the Village, the Existing Conditions section should include a detailed and thorough inventory and analysis of the conditions and assets of the Village.

2. **Issues for Future Study**: The Revised Draft Comprehensive Plans identifies additional Issues Identified for Future Study in Section 6.1.5 (pages 6-8 to 6-9) including places of worship and residential gathering places, revisions to bulk requirements for schools, accessory dwelling units and two-car garages, sidewalks, streetlights, traffic calming measures, Chestnut Ridge Road Thoroughfare Plan, planning unit developments/mixed use outside of Red Schoolhouse Road, surface water quality assessment, and investigation of “paper streets”.

Comment: In particular, the study of additional thoroughfares, planning unit development /mixed use outside of Red Schoolhouse Road and surface water quality assessment are major issues, which tie into the assessment/recommendations in Comments 4, 6, 7, and 8 of Section 4.0 of our DR Planning Report.

We acknowledge that the Village recognizing that there are additional issues that warrant further evaluation is a step in the right direction. As stated, it is our opinion that best planning practices would be to study these issues now as they may have a substantial impact on the goals, objectives, and recommendations of the Comprehensive Plan. In addition, we find that the comments that we made in the DR Planning Report are still valid as they have not been thoroughly addressed in the Revised Draft Comprehensive Plan. The Comprehensive Plan will serve as a roadmap of the Village for next 10 years or more. We believe if issues are pushed off for future studies, then several critical pieces will be missing from this roadmap.

CONCLUSION

The DR Planning Report provided several comments and suggestions that we recommended the Village consider. Again, we find that our preliminary comments made in the DR Planning Report have not been thoroughly addressed in the Revised Draft Comprehensive Plan.

The comments and recommendations provided were specific to the limited inventory and analysis on the existing conditions of the Village, the inconsistencies between the goals, objectives, recommendations, and vision statement. In addition, we provided comments on the use of significantly outdated county drainage study, exclusion of a resiliency section, and lack of recommendations to address impairment to the Pascack Brook and other water sources.

Furthermore, we included recommendations to reassess the recommendation to create a PUD and encourage higher-density residential, address all identified issues by the community, and more thoroughly discuss and analyze potential negative impacts from residential gathering and places of worship in residential neighborhoods.

We believe that the Village should take the time to complete the additional studies needed to provide the Village with complete picture for which the Comprehensive Plan will guide the future of the Village. We respectfully request to reserve the right to provide additional comments on the Revised Draft Comprehensive Plan at a later date.

Very Truly Yours



Charles Heydt, PP, AICP, LEED Neighborhood Design
Director of Planning