

Village of Chestnut Ridge Planning Board
Public Hearing on December 28, 2020
Application for Neighborhood Place of Worship
Congregation Dexter Park (6 Samuel Road)
And Corporate Commerce Park (Red Schoolhouse Road)
Public Comments Provided Robert Asselbergs, 6 Crown Court

- 1 I have been a resident of Chestnut Ridge since 1986 and love the diversity this Village offers and will continue to offer.
- 2 Mr. Chairman, as this is a public hearing on specific development applications, have the applicants confirmed that the applications are complete? When and where will the complete applications be available for public review? Digital access is the best and the most efficient format.
- 3 A quick review of the Planning Board's Site Development Plan Rules and Regulations (SDPRR) reveals that the last amendment was made April 1994. The SDPRR does not include the requirements of two newer local laws.
- 4 In 2006 the Village Board passed Local Law No. 1 regulating the Chestnut Ridge Separate Stormwater System. The purpose of this law is to provide for the health, safety and general welfare of the citizens of Chestnut Ridge. It is ten pages long and has an extensive list of stormwater requirements. It applies to all property in Chestnut Ridge.
- 5 In 2007 the Village Board passed Local Law No. 6 regulating Erosion and Sediment Control. The purpose of this law is to establish minimum stormwater management requirements to protect the general health, safety and welfare of the citizens of Chestnut Ridge and the public beyond the boundaries of the Village. This local law is 14 pages long with many specific requirements that apply to all development in excess of 1 acre except single family residences and agricultural properties.
- 6 Both these local laws require the Village to appoint a Stormwater Management Officer with specific duties to review applications for development and ongoing

management of stormwater management practices pursuant to both these local laws. Has the Village appointed such Stormwater Management Officer? Bear in mind this Officer is not the same as the Flood Control Administrator even though some of the duties overlap.

- 7 Both these laws include many specific requirements that are not referred to in the Village's application forms for development. For example, Section 6 of Local Law 6 of 2007 states "No application for approval of a land development activity shall be reviewed until the Chestnut Ridge Planning Board or the Building Inspector received a Stormwater Pollution Prevention Plan prepared in accordance with this local law. The law includes many specific requirements including a stormwater maintenance agreement to be recorded on the deed of the property in the public records which is binding on current and all future owners of the property. The law also requires recorded easements in favor of the Village in the event the property owner defaults on the maintenance agreement. Has the Planning Board received the applicant's Stormwater Pollution Prevention Plans? If not, the Planning Board should consider adjourning this public hearing until all the requirements of these local laws are satisfied.
- 8 Kindly note that both local laws include Special Conditions and Additional Requirements where stormwater and erosion discharge into NYSDEC 303(d) impaired waterways. The Village is well aware that Pascack Brook, its tributaries and watershed are 303(d) listed impaired waterways and both Congregation Dexter Park and Corporate Commerce Park are part of the Pascack Brook watershed and tributary system. Ignoring these Special Conditions is a violation of NYS law.
- 9 Review of the Village's website indicates that the link to these local laws is not working. As previously stated, review of the Villages myriad development application forms have no reference to these local laws. But they do exist and they are included in the Village's Codification of all the Village's laws and regulations. These laws must be adhered to by the Village and applicants for development.
- 10 Both these laws state they are in the public interest of the citizens of the Village and to adjoining municipalities. Please be guided accordingly.