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May 19, 2022

Board of Trustees
Village of Chestnut Ridge
277 Old Nyack Turnpike
Chestnut Ridge, NY 10977
Attn: Rosario Presti, Jr., Mayor

Re: Public Hearing upon FGEIS on the Village's Comprehensive Plan and corresponding local law

Dear Board of Trustees:

I represent Citizens United to Protect Our Neighborhoods of Chestnut Ridge ("CUPON CNR") with regard to the above-referenced matter. I am in receipt of copies of correspondence by Carolyn Worstell, PP, AICP of the planning firm of Dresdner Robin provided to the Board of Trustees dated May 11, 2022 and May 19, 2022. I write to the Board today to urge you not to accept the FGEIS this evening, to unambiguously reopen and publish notice of the period of public comment upon the DGEIS, and to accept and respond to the comments thereupon already provided to you by Planner Worstell.

As Planner Worstell states in her May 11, 2022 correspondence:

"The Village Website posted a DGEIS dated March 9, 2022, which does not include the 'date of acceptance' (Step 7) of the DGEIS, nor the date of the 'public hearing' (Step 10), nor the 'deadline for written public comments' (Step 9).

The language of the public notice for the April 28, 2022 Public Hearing was 'to consider the draft Generic Environmental Impact Statement (DGEIS)'. There is no indication given in the notice that the March 9th version of the DGEIS has been accepted as 'complete' or when the deadline for written public comments on the DGEIS is to pass."

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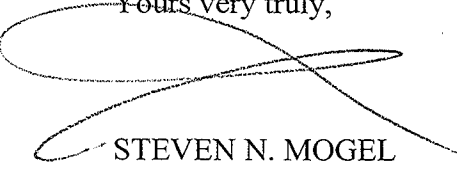
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It is our position that the aforesaid notices were legally infirm and will not withstand the scrutiny of the Court. More importantly, however, these deficiencies denied members of the public a full and fair opportunity to be heard upon the intended Comprehensive Plan and its provisions. It is not hyperbolic to state that the preparation and adoption of a comprehensive plan may be the single most impactful decision upon its residents that local government may make. As Planner Worstell notes in her May 19, 2022 correspondence, “[t]he Comprehensive Plan recommends rezoning 838 residential parcels, and creating 3 new residential districts.” Resident input on such large-scale zoning changes should not be given short shrift.

As stated above, it is our position that the determination of adequacy of the DGEIS, its acceptance, and the setting of the period of public comment does not comply with the requirements of SEQR. Nonetheless, it is entirely within the purview of this Board to rectify these errors with a bare minimum of effort and delay by unambiguously accepting the DGEIS as either complete or to be returned for revision, unambiguously reopening the period of public comment upon the DGEIS, and proceeding with the remainder of the SEQR review process.

I thank the Board for its consideration.

Yours very truly,



STEVEN N. MOGEL
SNM/snm