

VILLAGE OF AIRMONT
BOARD OF TRUSTEES MEETING – via ZOOM
<https://us06web.zoom.us/j/86766866961>
JULY 13, 2022
8 PM

Meeting ID - 867 6686 6961
PHONE # - +19292056099 ,, 867 6686 6961#

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. RESOLUTIONS:
 - a. APPROVE PROPOSAL RECEIVED FROM NELSON POPE AND VOORHIS FOR HOUSE OF WORSHIP ZONING AMENDMENTS AND STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) PLANNING SERVICES TO BE PAID ACCORDING TO THE 2022 NPV HOURLY RATE SCHEDULE
 - b. AUTHORIZING PURCHASE FROM THE RUG STORE FOR VILLAGE HALL IN THE AMOUNT OF \$ \$3,165.00 NUNC PRO TUNC TO BE REIMBURSED TO THE VILLAGE THROUGH THE DASNY GRANT
5. OLD BUSINESS/NEW BUSINESS
6. ADJOURNMENT

RESOLUTION NO: 22-

VILLAGE OF AIRMONT

TITLE: APPROVE PROPOSAL RECEIVED FROM NELSON POPE AND VOORHIS FOR HOUSE OF WORSHIP ZONING AMENDMENTS AND STATE ENVIRONMENTAL QUALITY REVIEW (SEQR) PLANNING SERVICES TO BE PAID ACCORDING TO THE 2022 NPV HOURLY RATE SCHEDULE

The motion was moved by
The motion was seconded by

The votes of the Board of Trustees were as follows:

NAME	YES	NO	ABSTAIN	ABSENT
Weiss				
Moses				
Pesante				
Downey				
Bubel				

Date: July 13, 2022
Village of Airmont

Mayor Nathan R. Bubel



July 12, 2022

Mayor Nathan Bubel
Members, Airmont Village Board
Village of Airmont
251 Cherry Lane
PO Box 578
Tallman, NY 10982

**RE: House of Worship Zoning Amendments and State Environmental Quality Review (SEQR)
Planning Services, Village of Airmont**

Dear Mayor Bubel and Members of the Airmont Village Board:

Nelson Pope and Voorhis (NPV) and its predecessor firms Turner Miller Group and Turner/Geneslaw, Inc., provided Airmont planning services since its incorporation in 1991. Our planning services to municipalities include developing zoning laws and amendments and preparing the necessary State Environmental Quality Review Act (SEQRA) documentation associated with such zoning laws or amendments. We have an intimate understanding of house of worship regulations and worked with many communities, including Chestnut Ridge, Pomona, and Montebello, to develop their house of worship regulations. We also understand the type of SEQR review and supporting documentation required to adopt these regulations within a community.

NPV is pleased to submit this proposal to amend the Village's Zoning chapter to update its current residential and neighborhood house of worship regulations and the required SEQR services associated with the zoning amendments. It is our understanding that the Village of Airmont is interested in developing new regulations that will comply with the consent decree issued by the United States Southern District of New York dated March 15, 2021, (Consent Decree) and meet the current needs of the community.

1.1 Zoning Text Amendments

NPV will work with the Village to amend the zoning text to meet the Consent Decree as well as other criteria identified by the Village Board. Work will include:

- Reviewing the current Zoning chapter and the Consent Decree;
- Developing amendments or new regulations;
- Reviewing and amending definitions within the Zoning chapter and text, as applicable, to ensure there are no conflicts with integrating the amendments into the current Zoning chapter.

NPV will work closely with the Village during the review and amendment process. The NPV team will work with the Village's Counsel to assist the Village of Airmont with the integration of the amendments into the Village's existing regulatory framework in a manner that ensures procedural consistency, meshes with both State and local legal requirements, provides clarity as to the applicability of existing regulations, and maximizes the effectiveness of the code. NPV is estimating 30 hours of work for this task. The estimated hours include two rounds of revisions to the proposed zoning amendments.

Product: Updated Residential and Neighborhood House of Worship Zoning Text in a Local Law Format

1.2 Meetings and Coordination for Amendments

NPV will attend and participate in project meetings, public hearings, and work sessions associated with task 1.1 as requested by the Village. Services include coordination, attendance, preparation, and supporting graphics (when required). NPV will also perform project coordination services including conference calls with the Village. In house project meetings and data transfer coordination efforts will be covered under this task. NPV is estimating 3 hours per meeting and a total of 1 kick-off meeting with the Village Board and Counsel to discuss proposed zoning changes. NPV estimates 6 hours for project coordination and conference calls.

SEQR ADMINISTRATION

NPV's experience with and demonstrated knowledge of the SEQRA process and SEQRA project management will ensure thorough and proper compliance. NPV will assist the Village and the Village's Legal Counsel with the preparation of all required notices, forms, SEQRA documentation, and any required local referrals. Based on our prior experience with projects similar to this, we anticipate the SEQR process requiring an Environmental Assessment Form (EAF) Part I, II, and III. This proposal outlines the tasks for this approach. If during the process it is determined that an expanded EAF or Environmental Impact Statement is required, NPV will provide a supplemental proposal.

2.0 EAF Parts I, II, and III

2.1 Environmental Assessment Form (EAF) Part I and II

The Part I EAF is a form that provides basic information about the proposed project, planning and zoning considerations, required permits/approvals, etc. The Part II EAF is a checklist of impacts that could occur because of the proposed zoning, as compared to not adopting the zoning amendments. NPV will prepare Parts I and II of the EAF with input from the Village Counsel. NPV is estimating 10 hours of work for this task.

Product: EAF Part I and II

2.2 Environmental Assessment Form (EAF) Part III

NPV will then draft an EAF Part III addressing those potential impacts identified in the Part II. We anticipate that the Part III will deal primarily with community character impacts.

Comments for revisions to the EAF and reports may be requested by the Village, and/or Village Counsel. This proposal assumes one rounds of revisions. NPV is estimating 16 hours of work for this task.

Product: EAF Part III report

2.3 Negative Declaration

NPV will work with the Village Counsel to draft necessary language for the Village's adoption of a Negative Declaration and/or approval resolution. NPV is estimating 8 hours of work for this task.

Product: Negative Declaration

2.4 Meetings and Coordination for EAF

NPV will attend and participate in project meetings, public hearings, and work sessions associated with the SEQR review process as requested by the Village. Services include coordination, attendance, preparation, and supporting graphics (when required). NPV will also perform project coordination services including conference calls with the Village and state agencies, as required for SEQR. In house project meetings and data transfer coordination efforts will be covered under this task. NPV is estimating 3 hours per meeting and a total of 2 project or public meetings. NPV estimates 6 hours for project coordination and conference calls.

ASSUMPTIONS

The following assumptions have been made regarding the budgets established:

- * Legal counsel for the project will be available through the client.

FEE SCHEDULE

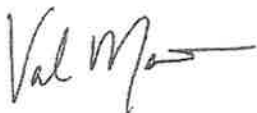
Services will be invoiced to the Village of Airmont on an hourly basis subject to the 2022 NPV Hourly Rate Schedule below. For this proposal, we are estimating 85 hours of work with an estimated budget of approximately \$14,000. However, depending on the number of meetings, level of environmental review, and rounds of revisions to the proposed zoning amendments as requested by the Client, additional hours may be required. The Client will be notified upon invoicing of 75% and 90% of this estimated amount and NPV will provide the Client the additional hours estimated to complete the project.

2022 NPV Hourly Rate Schedule

Staff Title	Billing Rate
Partner	\$175.00
Principal Planner (Valerie Monastra, AICP)	\$165.00
Principal Environmental Planner	\$160.00
Senior Environmental Planner	\$145.00
Planning Analyst	\$105.00
Planning Technician	\$95.00
Project Coordinator	\$90.00
Administrative Staff	\$65.00

The Village will be invoiced monthly based on a percent completion for each task. Invoices are due 30 days from receipt. If you have any questions on the proposal or the tasks outlined in the proposal, we would be more than happy to discuss them with you. We look forward to working with you on this project and thank you again for giving us the opportunity to submit this proposal.

Sincerely,
Nelson, Pope Voorhis, LLC



Valerie Monastra, AICP
 Principal Planner

RESOLUTION NO: 22-

VILLAGE OF AIRMONT

TITLE: AUTHORIZING PURCHASE FROM THE RUG STORE FOR VILLAGE HALL IN THE AMOUNT OF \$ \$3,165.00 NUNC PRO TUNC TO BE REIMBURSED TO THE VILLAGE THROUGH THE DASNY GRANT

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The motion was seconded by

The votes of the Board of Trustees were as follows:

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Weiss				
Moses				
Pesante				
Downey				
Bubel				

Date: July 13, 2022
Village of Airmont

Mayor Nathan R. Bubel

The Rug Store, Inc.

POB 1179
 Monroe, NY 10949

Invoice

Date	Invoice #
3/24/2022	13307-C

Bill To
Sharon Halon Village of Airmont 251 Cherry Lane Airmont NY 10952

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			3/24/2022			

Quantity	Item Code	Description	Price Each	Amount
1	Install-tx	Furniture handling	1,450.00	1,450.00T
1	Install-tx	cut 2 doors	225.00	225.00T
6	Install-tx	additional prep under plywood	90.00	540.00T
1	Install-tx	Repair subfloor at chimney	250.00	250.00T

Phase 2				
1	Install-ntx	Furniture handling	400.00	400.00
1	Install-ntx	prep and repairs before plywood	300.00	300.00
Subtotal				3,165.00
NYS-Exempt Organization			0.00%	0.00

Total			\$3,165.00
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