

APPROVED

VILLAGE OF CHESTNUT RIDGE
ZONING BOARD OF APPEALS
SEPTEMBER 16, 2019

Present: Stephen Liebman-Chairman, Susan Silverman-Deputy Chairperson, Stanley Waldbaum,
Duane Penister, Michael Grossman, Donald Cornwell, Michael Williams

Also Present: Walter R. Sevastian-Village Attorney, Lise Chanin-Treasurer, Cheryl Sluys-Recording
Secretary

Absent: Mary Ballek-Secretary to the Board

The meeting was called to order at 8:05 P.M. by Stephen Liebman-Chairman.

1. **Fox Development-Continuation of Public Hearing** to consider the application of Fox Development in
seeking the following variances from Article IV Table of Bulk Requirements Use Group J:

Tax Designation: 63.09-1-1 in the PI Zoning District

Minimum Front Yard:	(Route 45)	19.0 ft. requested for parking.
Minimum Front Set Back:	(Scotland Rd)	47.7 ft. requested.
Minimum Front Yard:	(Scotland Rd)	23.9 ft. requested for parking.
Minimum Rear Set Back:		10 ft. requested.
Minimum Rear Yard:		10 ft. requested.
Minimum FAR:		0.65 requested.

And to consider variances from the Table of General Use Requirements Part II, PI District:

Regulations for the 66% limit on building size Column G (3)

Regulations for distance of 300 feet for loading dock Column G (5)

Mr. Liebman said per a September 12, 2019 letter, Kenneth Moran, Esq. has requested the public
hearing scheduled for September 16th be adjourned for two months.

2. **107 Old Nyack Turnpike-Continuation of Public Hearing** to consider the application of 107 Vogel LLC
to consider variances from the requirement of Article XIII of the Zoning Code in order to continue
the multi-family use to allow 11 multi-family dwellings.

Tax Designation: 56.20-2-1, in the R-15 Zoning District.

Minimum Front Set Back:	(Old Nyack Turnpike)	35 feet required where 20 feet is provided.
Minimum Front Set Back:	(Hungry Hollow Rd)	35 feet required where 22 feet is provided.
Minimum Front Yard:	(Old Nyack Turnpike)	35 feet required where 20 feet is provided.
Minimum Front Yard:	(Old Nyack Turnpike)	35 feet required where 22 feet is provided.
Minimum Side Set Back:		20 feet required where 1.7 feet provided.
Minimum Rear Set Back:		35 feet required where 18.9 feet is provided.

Mr. Liebman said no new documents have been submitted. The continuation of the public hearing is
adjourned.

3. **44 Haller Crescent-Continuation of Public Hearing** to consider the application of Ingrid (Fragomen) Allison for a variance to increase the allowable footage of a recreational vehicle from 35 feet to 38.9 feet. At the premises known as 44 Haller Crescent, Chestnut Ridge, NY 10977
Tax Designation: 67.08-1-92 in the R-40 Zoning District

Mr. Liebman said applicant has withdrawn her application as the RV has been sold.

4. Minutes: August 20, 2019

Michael Grossman made a motion seconded by Susan Silverman to approve the August 20, 2019 meeting minutes as submitted. The following vote was taken: Stephen Liebman-yes, Michael Grossman-yes, Susan Silverman-yes, Duane Penister-yes, Stanley Waldbaum-yes, Michael Williams-yes, Donald Cornwell-yes.

Donald Cornwell made a motion seconded by Michael Williams to adjourn the meeting. The following vote was taken: Stephen Liebman-yes, Donald Cornwell-yes, Michael Williams-yes, Susan Silverman-yes, Duane Penister-yes, Stanley Waldbaum-yes, Michael Grossman-yes.