



277 OLD NYACK TURNPIKE, CHESTNUT RIDGE, NY 10977 / 845-425-2805 / FAX 845-352-6277

NOTICE OF PLANNING BOARD MEETING

May 6, 2021

On March 7, 2020, in Executive Order No. 202.1, Governor Cuomo suspended certain provisions of the Open Meeting Law to permit the Planning Board to meet and take actions authorized by law without permitting in public in-person access, and authorizing such meeting to be held remotely by conference call or similar service, provided that the public has the ability to view or listen to such proceeding and that such meetings are recorded and later transcribed.

PLEASE TAKE NOTICE that the Village of Chestnut Ridge Planning Board will be using a remote meeting protocol for its **May 6, 2021 Meeting beginning at 8:00 pm** through the use of Zoom Webinar (**Zoom Webinar ID 846 8132 1278**), a platform which will enable residents to watch a livestream of the meeting on the platform or to call in and listen to the meeting in compliance with the Executive Order 202.1. A link and password to the meeting will be posted on the Village Website at <https://chestnutridgevillage.org/planning-board-zoom-meeting-link/>

The Planning Board appreciates your patience and understanding during this difficult and evolving situation. Be sure to check the Village website for updates which will be posted on an ongoing basis.

AGENDA

VILLAGE OF CHESTNUT RIDGE PLANNING BOARD MEETING

May 6, 2021

8:00 PM

PLEASE TAKE NOTICE THAT THIS MEETING WILL BE CONDUCTED VIA ZOOM WEBINAR.

LOGIN INFORMATION WILL BE POSTED ON THE VILLAGE WEBSITE AT: www.chestnutridgevillage.org/planning-board-zoom-meeting-link/

NO LATER THAN 3:00 PM ON THE DAY OF THE MEETING

1. **Congregation Dexter Park – Continuation of Public Hearing -Neighborhood House of Worship- Preliminary Site Plan approval and Conditional Use approval** -The applicant is seeking approval for a Neighborhood House of Worship which would include the construction of a new synagogue. The existing dwelling will be removed as part of the project.
To be adjourned to a date specific at the request of the applicant.
Tax Map Designation: Section 63.18 Block: 2 Lot:26
2. **Congregation Torah Ufilah—Continuation of Public Hearing-Neighborhood House of Worship- Sketch Plat Subdivision approval, Preliminary Site Plan approval and Conditional Use approval.**
Applicant is proposing a Neighborhood House of Worship that would include merging 2 existing lots into a single lot and the construction of a new synagogue facing Roxbury Court. The synagogue will include a total floor area of 9,500 square feet compromised of the main floor, basement and mezzanine. A parking lot with 50 spaces is proposed to the rear of the property. **To be adjourned to a date specific at the request of the applicant.**
Tax Designation: 63.09-1-5 & 63.09-1-31 Zone: R-25 & R-35
3. **Ohr Yosef— Public Hearing- Preliminary Subdivision & Preliminary Site Plan—**The applicant is proposing a school of religious instruction for high school students that will replace the existing school and will operate as a secondary school for high school boys. The proposal will be a two-story building which includes a basement with a total floor area of 48,300 square feet.
Tax Map Designation: 62.15-1-45.1 through 45.10 & 62.15-1-44
4. **Corporate Commerce Park- Continuation of Public Hearing Preliminary Site Plan and Subdivision approval**
Preliminary Site Plan and Subdivision approval for a 14.48-acre parcel compromised of 3 lots with a total sq. footage of 150,950 sq. feet. The existing lots lines be will reduced and the 3 lots will be merged into 1 lot creating a resubdivision. A shared loading dock is proposed for the 2 larger buildings.
Tax Designation: 68.05-2-41 and 68.09-2 Lots 1 and 2, Zone: LO
5. Meeting minutes
6. Old Business
7. New Business
8. Adjournment

THE ORDER OF PROJECTS MAY NOT BE HEARD IN THE ORDER LISTED ABOVE AS IT IS THE SOLE DISCRETION OF THE PLANNING BOARD.

A \$250.00 APPEARANCE FEE MUST BE PAID IN ADVANCE OF A SCHEDULED MEETING APPEARANCE TO ENABLE AN APPLICANT TO APPEAR. ALL OTHER FEES AS WELL AS ESCROW REPLENISHMENT WHEN REQUIRED MUST ALSO BE UP TO DATE.

Join Zoom Meeting:

<https://us02web.zoom.us/j/84681321278?pwd=YnRlejV6bzhGWFpNeDhJUkVudE9JZz09>

Meeting ID: 846 8132 1278

Passcode: 809716

One tap mobile

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