



**ZONING BOARD OF APPEALS WORKSHOP  
VILLAGE OF CHESTNUT RIDGE  
JULY 19,2021 7:30 pm**

**AGENDA**

1. **New Business—Banker Estates-** Request for extension of previously approved variances  
**Tax Designation 57.17-2-11 in the R-15 Zoning District:**
  
2. **9 Andrew Drive – Continuation of the Public Hearing** to consider the application of 9 Andrew Drive appealing the Building Inspector’s 4/5/21 determination that the underfloor area of the property provides insufficient height, and, alternatively, seeking a variance from the applicable Floor Area Ratio (FAR) requirements as per Article IV §290-13; 25% maximum permitted, where 37% is proposed.  
**Tax Designation: 56.20-1-17 in the R-25 Zoning District**
  
3. **Saddle River Horse Farm Subdivision—Public Hearing** for a modification of the condition of a prior use variance granted by the Town of Ramapo Zoning Board of Appeals on January 22, 1982 requiring conformance to the bulk requirements that are shown on the approved site plan, to include the conditions below for proposed Lot 1 of the proposed subdivision of premises currently known by  
**Tax Designation 68.13-1-3 and 68.13-1-4 in the LO Zoning District:**

<u>Dimension</u>	<u>Required</u>	<u>Proposed</u>
Lot Width	400 ft.	305.3
Front Setback	100 ft.	97.0
Side Setback	100 ft.	87.4
Rear Setback	100 ft.	41.0
Development Cover	3%	12%

4. **29 Beckett Court—**Approve a Resolution that was granted at the June 21, 2021 Zoning Board meeting.  
**Tax Designation 62.08-1-54: in the R-25 Zoning District:**