



**ZONING BOARD OF APPEALS MEETING  
VILLAGE OF CHESTNUT RIDGE  
OCTOBER 18,2021  
8:00 pm**

**AGENDA**

1. **4 Wannamaker Court—Continuation of the Public Hearing** to consider an application in seeking variances in order to build an addition to the existing residence to include an expanded basement, garage, dining-living room, deck and new master bedroom on the second floor  
**Tax Designation: 62.11-1-2.4 Zoning District: R-35**

	<u>Required</u>	<u>Proposed</u>
Lot Area	35,000 sq. feet	26,939 sq. feet
Front Set Back	35 feet	29.2 feet
Floor Area Ratio (FAR)	20%	36%

2. **34 Balmoral Drive—Public Hearing** to consider an application in seeking a variance from the applicable Floor Area Ratio (FAR) requirements as the table of bulk requirements Use Group 1 as per § 3, Article IV in order to build a small addition to the existing dwelling.  
**Tax Designation: 63.18-2-35 Zoning District: R-15**

	<u>Required</u>	<u>Proposed</u>
Floor Area Ratio (FAR)	.25%	.29%



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- 3. The Wellington Educational Initiative Public Hearing-** to consider an application seeking variances for a proposal of 2 schools along Red Schoolhouse Road on 23.8 acres. The girl's elementary school would be 1 of the two schools and would house grades pre-K thru 8-with up to 1,000 students. The boy's school will be a residential secondary school with up to 328 students. Each building will be on two floors. There will be 73 faculty & staff for the girl's school and 37 faculty & staff for the boy's school. There will be two separate dormitory buildings that will be each be two stories & they will each will be approximately 10,000 sq. feet.

**Tax Designation: 68-05-1-12, 68.05-1-13 68.05-1-14 and 68.05-1-22 Zone R-25.**

	<u>Required</u>	<u>Proposed</u>
Front Yard	100 ft.	38.0 ft. (Elementary parking vs. East front lot line)
Side Yard	100 ft.	71.6 ft. (Parking vs. South Lot line)
Rear Yard	100 ft.	48.2 ft. (Parking vs. Southwest lot line)
Height (Dormitory) 5	2 stories	3 stories
Parking spaces @ 1/300 sf	547	213
Loading berths	6	4