



**PLANNING BOARD PUBLIC MEETING  
VILLAGE OF CHESTNUT RIDGE**

**June 2, 2022**

**8:00 pm**

**AGENDA**

**Public Hearings**

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- 1. T-Mobile Wireless Telecommunications Facility -221 Saddle River Road – Continuation of Public Hearing**  
Applicant is seeking Site plan approval for a proposed wireless telecommunication facility at the rear of the American Legion property at 221 Saddle River Road.  
**Tax Map Designation: Section: 56.20 Block: 1 Lot: 7 Zoning District: R-25**
- 2. 593 Chestnut Ridge Road—Sketch Plat Subdivision & Preliminary Site Plan approval Public Hearing**  
The applicant is proposing merging 2 lots into a single lot. One lot includes an existing structure that is being used as an office and the other lot includes a single-family dwelling. A new parking lot is also being proposed to be constructed to the east of the existing structure. where the single-family home was removed.  
**Tax Map Designation: Section: 63.05 Block: 1 Lots: 12 and 13 Zone: PI**

**Workshops**

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- 1. 520 Chestnut Ridge Road (Informal discussion)**  
The applicant is seeking to combine 2 tax lots into a single lot. The proposed uses for the commercial building would include storage, food processing, bus and car parking. It's also proposed that the existing greenhouse at the rear of the property would be replaced with a 1-story pre-fabricated metal building. The existing parking spaces would be formally striped and delineated under this proposal.  
**Tax Map Designation: Section: 57.18 Block: 1 and 5 Lot: 7 Zone: P-I**
- 2. Yedei Chesed 36 Scotland Hill Road (Informal discussion)**  
The applicant is proposing a 29,000 square foot 3-story office building with parking for 134 vehicles on 2.06 acres of undeveloped land. The applicant is looking to expand their space at 36 Scotland Hill Road for this expansion.  
**Tax Map Designation: Section: 57.18 Lot: 1 Block: 36 Zone: LO**



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### Other Business

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#### 3. Old Business

#### 4. New Business

- a) Proposed Local Law G of 2022 amending Chapter 290 of the Village Code to regulate Cannabis retail dispensaries within the village. Village Board meeting June 16, 2022.
- b) Gatto Lane Zone & PAC Change. Town of Orangetown Public hearing opened May 24, 2022 and has ben adjourned to June 14, 2022 at 7:05 pm

#### 5. All other matters

***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.***