



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

March 27, 2023

8:00 pm

AGENDA

Workshops

1. **Sephar Lane (Informal Discussion)-Review of latest submission.**
2. **Wellington Educational Initiative –3rd 90-day extension for Final Subdivision approval**
Tax Map Designation: Section: 68.05 Block 1 Lots: 12,13,14 and 22. Zone: R-25
3. **Ohr Yosef—1st 90 extension of Final Subdivision approval**
Tax Map Designation: Section: 62.15 Block: 1 Lots: 44 and 45.1 through 45.10. Zone:
4. **Cong. Kollel Lomdei Shas—1st 6- month extension request for Preliminary Site Plan approval.**
Tax Designation: Section: 63.14 Block: 2 Lots: 12 and 13. Zone: R-35
5. **Yedei Chesed—Preliminary Site Plan (Informal discussion)**
The applicant is proposing a 29,000 square foot 3-story office building with parking for 131 vehicles on 2.060 acres of undeveloped land. The applicant is looking to expand their space at 36 Scotland Hill Road for this expansion.
Tax Designation: Section: 57.18 Block: 1 Lot: 36 Zone: LO
6. **Hamesivta of Monsey (399 S. Pascack Rd.) (Informal discussion)**
The applicant is seeking to construct a new school of religious instruction to serve up to 60 boys in grades 9-12. The staff will include a total of 8 teachers and administrators.
Tax Map Designation: Section: 63.14 Block: 2 Lot: 10 Zone: R-35
7. **Threefold/Otto Specht—McLaren Engineering request to approve a separation of the Subdivision application and the Site Plan application**
Tax Map Designation Section: 62.16 Block: 1 Lots: 4 and 56 Zone: RR-50

Public Hearings

1. **Stalwart Chestnut Ridge -Public Hearing**
Applicant is seeking Preliminary Site Plan and Subdivision approval for the proposed demolition of the existing building and the construction of a 210,605 sq. foot warehouse with 14,000 sq. feet of office- mezzanine space, 25 loading bays as well as associate car parking, and trailer parking. The site consists of 6 tax parcels includes approximately 16 acres of land.
Tax Map Designation: Section: 68.09 Block: 2 Lots: 16,17,18,19,20 and 21, Zone: RS



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Other Business

1. Old Business
2. New Business
 - a) Ackertown West Subdivision –discuss latest submission and assign to an agenda.
 - b) Discuss on site visits: All Seasons & Stalwart Chestnut Ridge.
3. 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.