



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

**May 4, 2023**

**8:00 pm**

**AGENDA**

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**Public Hearings**

- 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. Alpine Court –Continuation of Public Hearing**  
Applicant is proposing combining the 2 existing tax lots and building additions that would connect and combine the 2 existing warehouses on the west side of building #2 and to add an addition on the east side of building #2. A driveway and a new parking lot are being proposed in the rear of the property.  
**Tax Map Designation: Section: 63.05 Block: 1 Lots: 9, 10 & 11 Zoning District: PI**
  
- 3. Ackertown West Subdivision –Continuation of Public Hearing**  
Applicant is seeking Preliminary Subdivision approval for the proposed subdivision of 6.1 acres into a 4-lot subdivision on currently vacant land.  
**Tax Map Designation: Section: 62.19 Block: 1 Lot: 1.2 Zoning District: RR-50**

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**Workshops**

- 1. Pinebrook School -20 Pinebrook Rd. (Informal discussion)**  
The applicant is seeking approval to operate two schools to be situated on the same property and will remain as one parcel to be shared by the schools through a Condominium Association. Each school includes a 13,050 sq. foot footprint, three stories, plus a full basement equaling a total gross building area of 52,200 square feet. Parking for school buses and passenger parking is part of the proposal.  
**Tax Map Designation: Section: 62.19 Block: 1 Lot: 3 Zone: RR-50**

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**Other Business**

- 1. Old Business**
- 2. New Business**
- a. 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.***