



277 OLD NYACK TURNPIKE, CHESTNUT RIDGE, NY 10977 / 845-425-8283 / FAX 845-425-7199

**PLANNING BOARD PUBLIC MEETING
VILLAGE OF CHESTNUT RIDGE
February 1, 2024
8:00 pm
AGENDA
Public Hearings**

1. 30 Sephar Lane Corp. - Continuation Public Hearing

Applicant is seeking Final Site Plan approval for the re-development of a 2.89-acre parcel.

Tax Map Designation: Section: 68.09 Block: 2 Lot: 24 Zone: PILO

2. 96 Pinebrook Rd. Public Hearing

Applicant is seeking preliminary and final subdivision approval to divide the property into four lots with a single-family residence in each lot.

Tax Map Designation: Section: 62.20 Block: 1 Lot: 51 Zone: R-25

3. 23 Pinebrook Rd. Continuation of Public Hearing

Applicant is seeking preliminary approval of a two-lot subdivision for single-family dwelling.

Tax Map Designation: Section: 68.09 Block: 2 Lot: 24 Zone: PILO

4. 27 Eldorado Dr. Continuation of Public Hearing (Adjournment Request)

Applicant is seeking preliminary subdivision approval to construct an addition to an existing single-family residence to create a Neighborhood House of Worship with the Rabbi's residence.

Tax Map Designation: Section: 63.10 Block: 1 Lot: 52 and 53 Zone: R-35

5. Alpine Ct. Continuation of Public Hearing (Adjournment Request)

Applicant is seeking subdivision approval to merge 2 lots and planning to build additions to connect and combine existing warehouses.

Tax Map Designation: Section: 63.05 Block: 1 Lot: 9,10 &11 Zone: PI

6. 267 Red Schoolhouse Rd. Continuation of Public Hearing

Applicant is seeking Preliminary Site Plan and Subdivision approval for the proposed demolition of the existing building and the construction of a 210.605sqft warehouse.

Tax Map Designation: Section: 68.09 Block: 2 Lot:16,17,18,19,20&21 Zone: RS

New Business:

Ackertown West Subdivision- Request for extension of time to satisfy conditions.

189-191 Quackenbush- Request for extension of time to satisfy conditions.

THE ORDER OF PROJECTS MAY NOT BE HEARD IN THE ORDER LISTED ABOVE AS IT IS AT THE SOLE DISCRETION OF THE PLANNING BOARD.

A \$250.00 APPEARANCE FEE MUST BE PAID IN ADVANCE OF A SCHEDULED MEETING TO ENSURE THAT APPLICANT WILL BE SEEN. ALL OTHER FEES, INCLUDING ESCROW REPLENISHMENT, MUST BE UP TO DATE.