



277 OLD NYACK TURNPIKE, CHESTNUT RIDGE, NY 10977 / 845-425-2805 / FAX 845-352-6277

PLANNING BOARD PUBLIC MEETING

VILLAGE OF CHESTNUT RIDGE

March 7, 2024

8:00 pm

AGENDA

Public Hearings

1. 267 Red Schoolhouse Road —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 210,605 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

2. 23 Pinebrook Road - Public Hearing Preliminary and Final Subdivision approval for a two lot subdivision on 2.05 acres of land.

Tax Map Designation: Section: 62.19 Block:2 Lot:6 Zone: RR-50

3. Corporate Commerce Park - Public Hearing

The Applicant is seeking Preliminary Site Plan and Subdivision approval for the construction of two warehouse buildings and an office building with a total of 151,212 square feet of space on approximately 14.48 acres of land. The site currently consists of 3 tax parcels which would be consolidated into one tax lot.

Tax Map Designation: Section: 68.05 Block:2 Lot 41 and Section 68.09 Block 2 Lots 1 & 2 Zone: PILO

4. Cong. Ohel Moshe (15 Ross Avenue) Continuation of Public Hearing

Applicant is seeking Preliminary Site Plan and Conditional Use approval to construct a new Neighborhood Place of Worship. The existing 2 story dwelling will be demolished. The principal use will be a place of worship with accessory facilities that include a library, social hall, and administrative office. A parking lot with 38 spaces is also being proposed.

Tax Map Designation: Section: 63.18 Block: 1 Lot: 46 Zoning District: R-15-1F

5. 27 El Dorado Drive - Continuation of Public Hearing

The Applicant is seeking preliminary subdivision approval, site plan and a special permit to construct an addition to an existing single-family residence to create a neighborhood house of worship with a rabbi's residents tax map designation

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



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Other Business

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1. Old Business
 2. New Business Request by Congregation Ohr Yosef for a fifth 90 day extension of subdivision approval and a second 6 month extension of site plan approval
 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.