



**PLANNING BOARD PUBLIC MEETING
VILLAGE OF CHESTNUT RIDGE
October 7, 2024, 8:00 pm
AGENDA**

Public Hearings

1. 27 El Dorado – 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 Section: 63.10 Block: 1 Lots: 52 and 53, Zone: R-35

2. 204 Red Schoolhouse Rd– Corporate Commerce Park – Continuation of 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 & Section 68.09 Block 2 Lots 1 & 2, Zone: PILO

3. 9 Sergio Ct – Continuation of Public Hearing

Applicant is seeking a sketch plat subdivision approval for the subdivision of the property to create an additional lot.

Tax Map Designation: Section: 63.10 Block: 1 Lot: 9, Zone: R-20

4. 35 Haller Crescent – Continuation of Public Hearing

Applicant is seeking preliminary site plan approval for a neighborhood place of worship. The proposed project will add an addition to the rear of the existing structure and a parking lot for 21 spaces on the north side.

Tax Map Designation: Section: 67.08 Block: 1 Lot: 91, Zone: R-25

5. 702 Chestnut Ridge Rd – Public Hearing

Applicant is seeking to add a second story to the existing one-story building.

Tax Map Designation: Section: 63.09 Block: 1 Lot: 55, Zone: PI

6. 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

All other matters

1. Ohr Yosef – Ackertown Rd

Requesting an extension for the subdivision for 4 lots

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.