



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

**ZONING BOARD OF APPEALS WORKSHOP  
VILLAGE OF CHESTNUT RIDGE  
February 10, 2025, 7:30 pm**

**AGENDA**

**1. 35 Haller Crescent**

Applicant is seeking an area variance in connection with a proposed newly constructed Neighborhood place of worship and is seeking a rear yard setback

Tax Designation: Section: 67.08 Block: 1 Lot: 91 Zoning District: R-25

	<b>Required</b>	<b>Provided</b>
<b>Side yard set-back</b>	<b>35 ft</b>	<b>20</b>

**2. 702 Chestnut Ridge Rd**

Applicant is seeking area variances with pre-existing non-conformities in connection with the proposed construction of a second story.

Tax Designation: 63.09-1-55 in the PILO Zoning District, Use Group: J.

	<b>Required</b>	<b>Provided</b>
<b>Rear set-back</b>	<b>75 ft</b>	<b>70.2</b>
<b>Side set-back</b>	<b>75 ft</b>	<b>29.6 ft</b>
<b>Side yard set-back</b>	<b>30 ft</b>	<b>29.6 ft</b>

**All Other Matters**

*THE ORDER OF PROJECTS MAY NOT BE HEARD IN THE ORDER LISTED ABOVE AS IT IS THE SOLE DISCRETION OF THE ZONING 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.*