



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

**ZONING BOARD OF APPEALS MEETING
VILLAGE OF CHESTNUT RIDGE
February 10, 2025, 8:00 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

	Required	Provided
Side yard set-back	35 ft	20

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.

	Required	Provided
Rear set-back	75 ft	70.2
Side set-back	75 ft	29.6 ft
Side yard set-back	30 ft	29.6 ft

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.