



**PLANNING BOARD PUBLIC MEETING
VILLAGE OF CHESTNUT RIDGE
MAY 8, 2025, 8:00 pm
AGENDA**

Public Hearings

1. 23 Pinebrook Rd – Public Hearing

The applicant seeks to amend final subdivision approval for a two-lot subdivision to remove sidewalk improvements previously approved along Pinebrook Road.

Tax Map Designations: Section: 62.19-2-6, Zoning District: R-50

2. 477 S Pascack Rd – Foster Church – Public Hearing

The proposed project features the expansion of the existing parking lot and the construction of a new accessory structure that will serve as the Church Pantry. The Church Pantry is proposed to be constructed as a separate building that will serve as an accessory use. The proposed Pantry building has a footprint of approximately 6,900 square feet, and it will replace an existing facility that currently operates elsewhere within the Village of Chestnut Ridge.

The existing parking lot was constructed in accordance with the 2013 site plan approval, and it includes a total of 156 parking spaces, of which 110 are paved and 46 are grass. The proposed parking lot expansion will increase the number of spaces to a total of 464.

Tax Map Designation: Section: 63.17-2-19; 63.17-2-20; 63.17-2-21; & 63.18-1-4, Zone: R-35

3. 204 Red Schoolhouse Rd– Corporate Commerce Park –Public Hearing

The Applicant is seeking Final Site Plan and Subdivision approval to remove existing tax lot lines and combine three existing tax lots into one tax lot. The proposed lot will consist of three buildings: a 19,250 sf two-story office building fronting Sephar Lane and two one-story warehouse buildings of 55,757 sf and 74,205 sf respectively, in the interior of the lot, with 275 parking spaces.

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

4. 585 Chestnut Ridge Rd –Goldland Industrial Park- Public Hearing

Applicant is seeking amended Final Site Plan approval to combine two previously approved warehouse buildings with combined square footage of 163,908, with 120 parking spaces and 9 loading berths on 9.40 +/- acres of land.

Tax Map Designation: Section: 57.17 Block: 2 Lot 38, Zone: PILO

5. 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

6. 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

7. 25 Hearthstone Lane – Continuation of Public Hearing

The applicant is seeking site plan approval to build an extension to the existing single-family residence to create a Neighborhood House of Worship and Rabbi's residence. The Shul would be a total of 6,435 sf and the house will be 4,116 sf. Parking is provided for 14 vehicles.

Tax Map Designation: Section: 62.19 Block: 2 Lot 25, Zone: R-25

All other matters

1. 96 Pinebrook – Requesting an extension for subdivision approval

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.