



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

**ZONING BOARD OF APPEALS MEETING
VILLAGE OF CHESTNUT RIDGE
May 12, 2025, 8:00 pm**

AGENDA

1. 25 Hearthston Lane

Applicant is seeking area variances and a variance from 290-81J- 10ft landscape buffer in connection with the proposed extension to the existing single-family residence to create a Neighborhood House of Worship and Rabbi's residence.

Tax Designation: Section: 62.19 Block: 2 Lot: 25 Zoning District: R-25

	Required	Provided
Lot width	125 ft	110.7 ft
Side Yard	10 ft	5.3 ft (to parking)
Rear Yard	10 ft	4.8 ft
Maximum FAR	20%	25 %
Parking Spaces	34	14

2. 20 Oriole St

Applicant is seeking area variances in connection with the proposed extension to the existing single-family residence and is seeking a side set back variance and a total side setback variance.

Tax Designation: Section: 63.05 Block: 1 Lot: 1.6 Zoning District: R-25

	Required	Provided
Side Setback	20 ft	15 ft
Total Side Setback	50 ft	38.1 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.