



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

**ZONING BOARD OF APPEALS WORKSHOP
VILLAGE OF CHESTNUT RIDGE
April 7, 2025, 7:30 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. 702 Chestnut Ridge Rd

Applicant is seeking area variances with pre-existing non-conformities in connection with the proposed construction of a second story. There is parking located within the required side yard and rear yard.

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
Total Side Setback	150 ft	59.9 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.