



**PLANNING BOARD PUBLIC MEETING
VILLAGE OF CHESTNUT RIDGE
July 10, 2025, 8:00 pm
AGENDA**

Public Hearings

1. 205 Old Nyack Turnpike –Public Hearing

The applicant is seeking approval to subdivide the existing 32,027 sf lot into 2 lots. Lot 1 would be 16,268 sf and lot 2 would be 15,478 sf. A two family home would be constructed on each lot.

Tax Map Designation: Section: 57.17 Block: 2 Lot 21, Zone: R-10

2. 702 Chestnut Ridge Rd – Public Hearing

Applicant is seeking final approval to add a second story to the existing one-story building.

Tax Map Designation: Section: 63.09 Block: 1 Lot: 55, Zone: PI

3. 25 Hearthstone Lane – Continuation of Public Hearing – request to adjourn to 8/7/25

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. Ohr Yosef – Requesting approval for a modification to the sanitary sewer layout.

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.