



**PLANNING BOARD PUBLIC MEETING  
VILLAGE OF CHESTNUT RIDGE  
September 11, 2025, 8:00 pm  
AGENDA**

**Public Hearings**

**1. 205 Old Nyack Turnpike –Continuation of 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. 267 Red Schoolhouse Rd – Continuation of Public Hearing**

The applicant is seeking final site plan and subdivision approval to build a 224,304 sf building (208,509 sf warehouse and 15,795 sf office/mezzanine). The project will have associated parking loading bays and trailer parking stalls. The proposed project site is located within the RS zoning and will have separate driveways for car and truck access. The site has water and sewer service with sufficient capacity to serve the proposed development.

Tax Map Designation: Section: 68.09-2-16,17,18,19,20,21, Zone: RS

**3. 25 Hearthstone Lane – Continuation of Public Hearing – request to adjourn to 9/11/25**

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

**4. 477 S Pascack Rd – Foster Church – Continuation of 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



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**5. 29 Wallace – Workshop**

The applicant proposes to create a new House of Worship. The proposed Synagogue will include a total floor area of 8,342 square feet comprised of the main floor (3,442 sf), mezzanine (1,458 sf) and basement (3,442 sf). The main sanctuary will comprise the majority of the main floor area. The anticipated number of seats is 125. A parking lot with 25 parking spaces will be constructed on the site. The lot currently includes a single-family dwelling, which will be removed as part of the project.

Tax Map Designation: Section: 63.18-1-4, Zone: R-35

**All other matters**

**1. 757 Chestnut Ridge Rd – 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.*