



**PLANNING BOARD PUBLIC MEETING  
VILLAGE OF CHESTNUT RIDGE  
November 17, 2025, 8:00 pm  
AGENDA**

**Public Hearings**

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**1. 205 Old Nyack Turnpike –request adjournment to 12/29**

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. 581 S Pascack Rd- Public Hearing**

The applicant proposes to subdivide the lots currently known as 581, 585, and 609 S Pascack Rd. The properties are located in the R-25 zone and have a combined lot area of 363,706 square feet. The proposal includes creating a road off S Pascack Rd, which will be dedicated to the village. The subdivision would consist of 12 lots: 11 lots will each accommodate a single-family dwelling, and the remaining lot will be dedicated to drainage. All lots are designed to conform to the R-25 bulk requirements.

Tax Map Designation: Section: 68.05-2-38, 39, 40 Zone R-25

**All other matters**

**1. 757 Chestnut Ridge Rd – Requesting an extension for subdivision approval and discussion for zoning petition.**

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.