



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

**ZONING BOARD OF APPEALS WORKSHOP
VILLAGE OF CHESTNUT RIDGE
December 8, 2025, 8:00 pm**

AGENDA

1. 205 Old Nyack Turnpike

Applicant is seeking area variances in connection with a proposed lot subdivision.

Tax Designation: 57.17-2-21 Zoning District: R-10

	Required	Proposed Lot 1	Proposed Lot 2
Lot Area	20,000 sf	16,268 sf	15,478 sf
Front Yard (for parking)	35 ft	8.5 ft	35 ft
Side Yard (for parking)	5 ft	25 ft	2.8 ft
Rear Setback	35 ft	29 ft	35.7 ft
FAR	.25	.63	.67

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.