



**PLANNING BOARD PUBLIC MEETING
VILLAGE OF CHESTNUT RIDGE
February 9, 2026, 8:00 pm
AGENDA**

Public Hearings

1. 205 Old Nyack Turnpike –request withdrawal

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- request adjournment to 3/9

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

3. 29 Wallace Dr – Public Hearing

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

4. 38 Wilshire Dr – Public Hearing

The applicant seeks approval of a subdivision that will create three lots from two existing lots. The two existing dwellings will remain on lots with reconfigured lot lines, and one new lot will be created for the construction of new single family dwelling. The newly created lot will have frontage on Cira Drive, which is a dead end on its easterly side. All of the lots, the existing dwellings to remain and the proposed dwelling will be in conformance with the dimensional requirements of the R-25 zone.

Tax Map Designations: Section: 67.08-2-38 and 67.08-2-48, Zone R-25

5. 9 Sergio Ct– Public Hearing

The applicant seeks final subdivision approval for a two-lot subdivision on an existing cul-de-sac street. The existing dwelling will remain on one lot, and new single family dwelling will be constructed on the new lot. Both lots are in conformance with the bulk regulations of the R-20 zoning district. The project received sketch plat approval at the October 7, 2024 planning board meeting.

Tax Map Designation: Section: 63.10-1-9, Zone R-20

6. 80 Ackertown Road

Referral from village board for zone change petition.

Tax Map Designation: Section: 62.15-1-52, Zone RR-50



All other matters

1. **757 Chestnut Ridge Rd** –request for 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.*