



PLANNING BOARD PUBLIC MEETING

VILLAGE OF CHESTNUT RIDGE

July 13, 2026, 8:00 pm

AGENDA

Public Hearings

1. 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

2. 205 Old Nyack Turnpike- Public Hearing

The applicant proposes to subdivide the existing 32,027 sf lot into 4 lots to permit the construction, maintenance and use of a single-family detached dwelling on each lot. The proposed new lots will be undersized and will require lot area variances from the minimum required lot areas of 10,000 sf as well as other bulk variances.

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

3. 29 Wallace Dr

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. 68-72 Pinebrook Rd – Public Hearing

Site plan approval to develop a religious school for up to 90 students, grades 9- 12 on a 6.79 acre lot, which contains 5 existing structures, including 3 dwellings on the site, as well as a basketball court and recreation area. Students will be bussed to and from the site. There will be 17 parking spaces which is consistent with the needs of the school. The project will require a special permit from the Board of Trustees as well as a parking variance and area variances from the Zoning Board of Appeals.

Tax Map Designation: Section: 62.20-1-55, Zone R-25

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

5. 123 Old Nyack Turnpike

The Applicant proposes a five (5) lot subdivision, with each proposed lot intended to be improved with a two-family dwelling. The property contains approximately 99,378 square feet.

Tax Map Designation: Section: 56.20-2-5, Zone R-10

6. 4 & 6 Bellows Rd

Referral from village board for zone change petition.

Tax Map Designation: Section: 62.29-2-6.1 & 6.2, Zone RR-50

All other matters

1. 267 Red Schoolhouse Rd – request extension for site plan & 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.