



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

**ZONING BOARD OF APPEALS MEETING  
VILLAGE OF CHESTNUT RIDGE  
August 17 2026, 8:00 pm**

**AGENDA**

**1. 205 Old Nyack Turnpike**

Applicant is seeking the following area variances in connection with a proposed 4 lot subdivision.

Tax Designation: 57.17-2-21 in the R-10 Zoning District.

|                                    | <u>Required</u> | <u>Proposed Lot 1</u> | <u>Proposed Lot 2</u> | <u>Proposed Lot 3</u> | <u>Proposed Lot 4</u> |
|------------------------------------|-----------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Lot Area                           | 20,000 sf       | 7,739 sf              | 8,002 sf              | 8,002 sf              | 8,003 sf              |
| Front Setback (Old Nyack Turnpike) | 35 ft           | 22.8 ft               |                       |                       |                       |
| Front Setback (Garden St)          | 35 ft           | 30 ft                 | 32.5 ft               | 31.2                  | 31.2                  |
| Front Yard (Old Nyack Turnpike)    | 35 ft           | 22.8 ft               |                       |                       |                       |
| Front Yard (Garden St)             | 35 ft           | 30 ft                 | 32.5 ft               | 31.2 ft               | 31.2 ft               |
| Total Side Setback                 | 40 ft           |                       | 36 ft                 | 37 ft                 | 35 ft                 |
| Rear Setback                       | 35 ft           | 29.9 ft               |                       |                       |                       |
| Rear Setback (for deck)            | 29 ft           | 18.9 ft               | 24.2                  | 25.4                  |                       |
| FAR                                | .25             | .33                   | .37                   | .37                   | .37                   |

**2. 68-72 Pinebrook Rd**

Applicant is seeking area variances in connection with a proposed religious school. The required lot area is 10 acres, whereas the provided lot area is 6.79 acres. The required front setback is 100', whereas the provided front setback is 19.8'. The required side setback is 100', whereas the provided side setback is 29.1'. The required front yard is 100', whereas the provided front yard is 19.8'. The required side yard is 100', whereas the provided side yard is 9.7'. The required parking spaces is 31, whereas the provided parking spaces are 17 (16 spaces plus one ADA accessible)

Tax Designation: 62.20-1-55 in the R-25 Zoning District

**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.*