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

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

Public Hearings

1. **205 Old Nyack Turnpike- Adjourned**
   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
2. **29 Wallace Dr – Application withdrawn**
   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
3. **68-72 Pinebrook Rd – Adjourned**
   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
4. **123 Old Nyack Turnpike - Adjourned**
   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
5. **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
6. **610 Chestnut Ridge Rd – Public Hearing**
   Site plan approval for the remodeling of the existing office space and the addition of approximately 1,340 square feet of office space. The proposed work included interior renovations to reconfigure and improve the existing office layout as well as the construction of additional office area to support current operational needs
   Tax Map Designation: Section 63.05 Block 1 Lot 21, Zone PO-R

All other matters

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.