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

ZONING BOARD OF APPEALS MEETING
VILLAGE OF CHESTNUT RIDGE
September 14, 2026, 8:00 pm

AGENDA

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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.

	Required	Proposed Lot	Proposed Lot 2	Proposed Lot 3	Proposed Lot 4
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

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.