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**
**November 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. **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
3. **123 Old Nyack Turnpike – Public Hearing**
   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
4. **610 Chestnut Ridge Rd – Adjourned**
   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
5. **18 Garden St – Public Hearing**
   Application for subdivision approval. The applicant proposes to subdivide the property into 2 lots. The existing two-family residence will remain on lot 1 while a new single-family residence is proposed on lot 2. The proposed new lots will be undersized and will require lot area variances from the minimum required lot area of 10, 000 square feet as well as other bulk area variances.
   Tax Map Designation: Section: 57.17-2-18 Zone R-10
6. **80 Ackertown Rd – Public Hearing**
   The Applicant proposes to subdivide the Property into nine (9) lots for single-family detached residences, with access from Ackertown Road by means of a proposed internal roadway terminating in a cul-de-sac.
   Tax Map Designation: Section: 62.15-1-52 Zone R-20
7. **27 Red Schoolhouse Rd- Adjourned**
   Referral from village board for zone change petition.
   Tax Map Designation: Section: 63.13-1-22 Zone R-35
8. **414-424 S Pascack Rd**
   Referral from village board for zone change petition.
   Tax Map Designation: Section: 63.14-3-54, 53.1, 53.2, 53.3, 53.4 Zone R-35

**All other matters**

1. **T-Mobile**

*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.*