the Village of CHESTNUT RIDGE
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ZONING BOARD OF APPEALS WROKSHOP
VILLAGE OF CHESTNUT RIDGE
November 16, 2026, 7:45 **pm**

AGENDA

1. **610 Chestnut Ridge Rd**
   Applicant is seeking area variances in connection with the proposed renovation of the existing one-story office building to include a second story. The required minimum front yard is 30 FT, whereas the provided front yard is 23.9 FT (to parking). The required minimum side setback is 20 FT, whereas the provided side setback is 16.8 FT.
   Tax Designation: 63.05-1-21 in the PO-R Zoning District

2. **7 Eastbourne Dr**
   Applicant is seeking an area variance in connection with the proposed newly constructed single-family home. The required maximum allowed floor area ratio is 0.20, whereas the proposed dwelling unit has a floor area ratio of 0.28. The required minimum side setback is 15', whereas the proposed dwelling unit has a side setback of 13.7'. The required minimum total side setback is 40', whereas the proposed dwelling unit has a total side setback of 33.6'.
   Tax Designation: 63.13-2-31 in the R-20 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.