

Town of Ramapo

ZONING BOARD OF APPEALS

CHARLENE WEAVER
Chairperson

237 Route 59
Suffern New York 10901
(845) 357-5100
Fax: (845) 357-2936

TOWN OF RAMAPO
TOWN CLERK'S OFFICE

ASHLEY TORTORA
Paralegal Specialist I

Members

SHIMON SINGER
YOLA JOURNAL
ABRAHAM HERSKOVITS
JOSEPH WEISS



Zoning Board of Appeals Minutes December 11, 2025

☐ Draft Minutes

☒ Adopted Minutes, Date of Adoption January 22, 2026

<u>Zoning Board Attendance</u>	In Attendance	Absent
Charlene Weaver	X	
Shimon Singer	X	
Yola Journal	X	
Abraham Herskovits	X	
Joseph Weiss	X	

<u>Town / Professional Staff Attendance</u>	In Attendance	Absent
Ashley Tortora, Paralegal Specialist I	X	
Ian Smith, Building Inspector		X
Amy Mele, Consulting Attorney	X	

Chairwoman Weaver called the meeting to order at 7:17 PM

ADJOURNMENTS:

ZBA 25-306 Bnei Yakov Yosef of Monsey 201 West Maple Avenue

Ms. Journal made a motion to adjourn Application ZBA 25-306 to January 15, 2026. Mr. Singer seconded the motion. Motion carried 5-0-0.

ZBA 25-290 2 Andover Road LLC 2 Andover Road

Mr. Singer made a motion to adjourn Application ZBA 25-290 to January 15, 2026. Mr. Herskovits seconded the motion. Motion carried 5-0-0.

ZBA 25-305 Meyer Silber 25 Francis Place, Unit A

Mr. Singer made a motion to adjourn Application ZBA 25-305 to January 29, 2026. Ms. Journal seconded the motion. Motion carried 5-0-0.

ZBA 25-313 Mayer & Sarah Klein 30 Albert Drive

Mr. Herskovits made a motion to adjourn Application ZBA 25-313 to January 29, 2026. Ms. Journal seconded the motion. Motion carried 5-0-0.

APPLICATIONS WITHDRAWN:

ZBA 25-259 Perl Flohr **30 Oxford Court – Application Withdrawn by Applicant**

ZBA 25-260 Mayer Rosenberg 32 Oxford Court – Application Withdrawn by Applicant

PUBLIC HEARINGS:

ZBA 25-270 Akiva Herzog 8 Edward Lane

Ms. Tortora read the legal notice into the record. Affidavits of posting and mailing have been received on this application.

This Application was adjourned from November 11, 2025, for the board members to do a site visit. Public hearing is closed and the Application is on for reserve decision.

The applicant is requesting to construct a Two-family dwelling. The property is within the R-15 zone, and the bulk requirements have been used. The applicant believes that the requested variances will not have an adverse effect or impact on the physical or environmental character of the neighborhood, as there are other similar Two Families in the neighborhood, the benefit to the applicant cannot be achieved by some method other than by an area variance, and the variances are not substantial. Variances are requested for lot area, lot width, front setback, front yard, side setback, total side setback, street frontage, development coverage, and floor area ratio.

Override general disapproval and comments #1, 2, 3, 7 and 9 of the GML dated September 12, 2025.

Chairwoman Weaver made a motion to deny. The motion was seconded by Ms. Journal. The application was denied with a vote of 5-0-0.

ZBA 25-281 Mosdos Torah Inc. 119 South Main Street

Ms. Tortora read the legal notice into the record. Affidavits of posting and mailing have been received on this application.

Presenting for the Applicant was Mendy Ortner (The Blu View)

Mr. Ortner gave a brief review of the application. The applicant is constructing a school at 116 S Madison Ave and seeks to construct an accessory in-ground pool at 119 S Main St. The proposed pool would be 30'x65'. The students would walk access the pool via a proposed easement over 110 S Madison Ave, through the parking lot behind the school. The existing dwelling onsite would be converted to a pool house to be used for storage and a dressing area. A use variance is requested to permit accessory structures without a principal use on the same lot. Area variances from the e.1 Use Group are requested for lot area, lot width, front setback, front yard, side setback, total side setback, rear yard, street frontage, and development coverage.

Mr. Ortner stated that as the pool and pool house are accessory structures, there is no primary use on the site. This application would require a use variance. The only possibility of having a primary use here would be to merge 119 S Main St with the neighboring lot, 110 S Madison Ave. However, the latter is in the Village of Spring Valley and merging them

would require separate approvals between both municipalities, leading to unnecessary complexity, added time, and financial loss.

Mr. Singer stated he would like to see some financial documents as one of the criteria's for a use variance is the applicant cannot realize a reasonable return, as shown by competent financial evidence.

Ms. Mele stated she would like to do some further research into this since it is a religious institution and have her office take a look over everything in terms of the use variance criteria.

Mr. Singer made a motion to adjourn. The motion was seconded by Mr. Herskovits 5-0. The application will be adjourned to January 15, 2026. The board requests that financial documents be provided by the next meeting.

ZBA 25-269 Mayer Weber

3 Mirror Lake Road

Ms. Mele read the legal notice into the record. Affidavits of posting and mailing have been received on this application.

The Applicant is requesting to subdivide the property into two lots. The plan proposes a single-family residence on each lot. The existing residence and driveway will be removed. New residences and driveways are shown. The property is located in the R-15 zone. The x.1 use group was used. Public sewer and water will be utilized. Stormwater has been designed for zero net runoff. Variances are requested for lot area, lot width, and floor area ratio for both lots and for street frontage for Lot 2. Planning Board approval is required for the subdivision.

This Application was adjourned from November 20, 2025, for the board members to do a site visit. Public hearing is closed and the Application is on for reserve decision.

Override comments #1, 5 and 8 of the GML letter dated September 12, 2025.

Chairwoman Weaver read the balancing test into the record.

Chairwoman Weaver made a motion to approve with the condition of GML overrides. Then motion was seconded by Mr. Herskovits and passed with a vote of 4-0.

Mr. Singer recused himself from this application.

ZBA 25-299 Mayer Weber

18 Hazel Court

Ms. Mele read the legal notice into the record. Affidavits of posting and mailing have been received on this application.

The applicant is requesting to construct a 2-family residence. The property is located in the R-15 zone. Use group x.2 was used.

Presenting for the Applicant was Attorney Kevin Conway and Engineer Rachel Barese (Civil Tec)

Mr. Conway and Ms. Barese gave a brief review of the application which requests variances to allow the construction of a two-family dwelling on 0.230 acres in the R-15 zoning district. Variances are requested for lot area, lot width, front setback, front yard, side setback, total side setback, rear setback, rear setback to deck, street frontage, building height, development coverage, and floor area ratio. An existing semi-attached, single-family dwelling will be removed.

Override general disapproval and comments #1, 2, 3, 4 & 11 of the GML letter dated December 2, 2025.

Ms. Barese stated this a house that is currently semi-attached to the house on the adjoining parcel. The existing house will be demolished, and a new two-family detached dwelling is proposed. There will be four parking spaces in the front which is

what is required. The parking is shown behind the 5ft shade tree easement. Stormwater has been designed for zero net runoff.

Ms. Journal stated that the board has not granted an FAR of 89% in that area.

Mr. Conway stated that ZBA Application 24-062 for 12 Sherman Drive was approved for a two-family dwelling on September 26, 2024, and the FAR granted by the board was 96%. Another application Mr. Conway mentioned was ZBA Application 25-154 for 5 Mirror Lake Road which was approved for a two-family dwelling on April 3, 2025, and the FAR granted by the board was 74%.

Override comments # 3, 4 & 5 of the GML letter dated December 5, 2025.

No one spoke at the public hearing.

Mr. Herskovits made a motion to close the public hearing. Mr. Weiss seconded the motion. The motion carried 5-0-0.

Mr. Herskovits read the balancing test into the record.

Mr. Herskovits made a motion to approve with the condition of GML overrides, FAR at 79% and sidewalks be provided to the street frontage. The motion was seconded by Mr. Weiss and passed with a vote of 4-0-0.

Mr. Singer recused himself from this application.

ZBA 25-300 Rivka Weltscher

10 Greene Road

Ms. Tortora read the legal notice into the record. Affidavits of posting and mailing have been received on this application.

Presenting for the Applicant was Menachem Davidson (HiRise Developers Inc.)

Mr. Davidson gave a brief review of the application which requests variances The applicant is requesting to subdivide the property into two lots. The plan proposes a detached single-family residence on each lot. The existing residence, driveway, and shed will be removed. Variances are requested for lot area, lot width, total side setback, and street frontage.

No one spoke at the public hearing.

Ms. Journal made a motion to close the public hearing. Mr. Herskovits seconded the motion. Motion carried 5-0-0.

Mr. Singer read the balancing test into the record.

Mr. Singer made a motion to approve with condition of GML overrides. Mr. Weiss seconded the motion. The motion carried 5-0-0.

ZBA 25-302 Tracey Chisolm

6 Forestdale Road

Ms. Tortora read the legal notice into the record. Affidavits of posting and mailing have been received on this application.

Presenting for the Applicant was Menachem Davidson (HiRise Developers Inc.)

Mr. Davidson gave a brief review of the application which is proposing to demolish the existing single-family dwelling and construct a two-family dwelling. Variances are requested for lot area, lot width, front setback, front yard, side setback, total side setback, rear setback, street frontage, development overage and floor area ratio. The board has approved similar variances for 24 and 27 Oxford Court.

Ms. Journal made a motion to close the public hearing. Mr. Herskovits seconded the motion. The motion carried 5-0-0.

Mr. Richmond stated they will need some overrides on the GML.

Mr. Singer stated at the next meeting the board will allow Mr. Richmond to give a brief summary and give the overrides.

Mr. Herskovits made a motion to adjourn to January 15, 2025, for a site visit. Public hearing is closed and it will be for reserve decision. Ms. Journal seconded the motion. The motion carried 5-0-0.

ZBA 25-308 Congregation Vien of Monsey 65 Highview Avenue

Ms. Tortora read the legal notice into the record. Affidavits of posting and mailing have been received on this application.

Presenting for the Applicant was Engineer Rachel Barese (Civil Tec)

Ms. Barese gave a brief review of the application which is to permit a two-phase expansion of a school across three parcels totaling in the R-25 zoning district. Phase 1 includes the demolition of existing houses on two of the lots, and the addition of a one-story modular structure. Phase 2 will consist of the construction of a new three-story school building and parking lot. Variances are requested for front yard (College Road and Highview Road), side setback, rear setback, development coverage, floor area ratio, distance to a signalized intersection, number of parking spaces, no loading berth, and a retaining wall more than 6 feet less than 2/3 its height from the property line. The properties are in the R-25 zone where schools are a permitted use with a special permit from the Planning Board.

Override disapproval and comments #1, 2, 9, 10, 11, 12, 13 & 14 of the GML letter dated December 9, 2025.

No one spoke at the public hearing.

Ms. Journal made a motion to close the public hearing. Mr. Herskovits seconded the motion. The motion carried 5-0-0.

Ms. Journal read the balancing test into the record.

Ms. Journal made a motion to approve with a condition to comply with the Fire Inspector's letter dated July 8, 2025. Mr. Weiss seconded the motion. The motion carried 5-0-0.

**ZBA 25-318 Sapphire Ventures LLC 37 & 57 Herrick Avenue, 14 Morris Court,
1,2,11,12,21,22,31,32,41,42,51 & 52 Herrick Parkway and
19,21,23 & 25 Stephens Place**

Ms. Tortora read the legal notice into the record. Affidavits of posting and mailing have been received on this application.

Presenting for the Applicant was Attorney Dan Richmond and Engineer Dennis Rocks

Mr. Richmond gave a brief review of the application which is to permit the construction, maintenance and use of a 14 building, 166-unit multifamily residential development. Variances are requested for rear yard to parking and distance between buildings. The Town of Ramapo Planning Board issued a Negative Declaration for the project pursuant to the State Environmental Quality Review Act (SEQRA) for the Unlisted Action on August 29, 2025.

Mr. Rocks stated that the site plan features a horseshoe layout, a U-shaped layout for the parking area, and, it proposes two playgrounds. Seven of the 14 buildings have driveways that access the horseshoe driveway and five of the buildings access Stephens Place and the other two buildings access Morris Court. The building heights are just below 40 feet. There are ten curb cuts on Stephens Place. Two bus shelters are proposed. A traffic report was done and provided to the Planning Board

showing that the project will not result in substantial increase in traffic. Two hundred and sixteen parking space is required and two hundred and twenty spaces are provided.

A GML was not required for this application.

Several people from the public spoke on this application. The main concerns that were brought up was the traffic and safety of the children.

Mr. Singer read the balancing test into the record.

Mr. Singer made a motion to approve with the condition that the Applicant provide sidewalks on Herrick Avenue and Stephens Place. Mr. Herskovits seconded the motion. The motion carried 5-0-0.

Motion to Adjourn 9:45pm,

	Motion	2nd	Ayes	Nays	Abstain
Charlene Weaver			X		
Shimon Singer			X		
Yola Journal		X	X		
Abraham Herskovits	X		X		
Joseph Weiss			X		
Results	Motion carries 5-0-0				

Next Meeting is Thursday, January 15, 2025