

PLANNING BOARD

YISROEL EISENBACH
Acting Chairperson

Members

LEO MOSTER
YAKOV BASCH
LEBA BERKOWITZ
ABRAHAM CIMENT
CHAIM TAUBER
HERSHEY BINETH

**Town of Ramapo
Planning Board**

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



TOWN OF RAMAPO
TOWN CLERK'S OFFICE
2026 JUN 31 P 1:49

HANNAH ROSS
Secretary

Planning Board Minutes
June 15, 2026

☐ Draft Minutes

☒ Adopted Minutes, Date of Adoption June 30, 2026

<u>Planning Board Attendance</u>	In Attendance	Absent
Leo Moster	X	
Yakov Basch	X	
Yisroel Eisenbach	X	
Leba Berkowitz	X	
Abraham Ciment	X	
Chaim Tauber	X	
Hershey Bineth	X	

<u>Town / Professional Staff Attendance</u>	In Attendance	Absent
Hannah Ross, Planning Secretary		X
Ian Smith, Building Inspector		X
Abigail Shvartsman, Consulting Attorney	X	
Dennis Lynch, Consulting Engineer	X	
Aneisha Samuels, Consulting Planner		X
Ashley Tortora, Paralegal	X	

Acting Chairman Eisenbach called the meeting to order at 7:34 PM

Approval of Planning Board Meeting Minutes from May 18, 2026,

	Motion	2nd	Ayes	Nays	Abstain
Yisroel Eisenbach	X		X		
Leo Moster					
Yakov Basch		X	X		
Abraham Ciment			X		
Leba Berkowitz					
Chaim Tauber			X		
Hershey Bineth					
Results	Motion carries 4-0-0				

Approval of Planning Board Meeting Minutes from June 9, 2026,

Town of Ramapo Planning Board
June 15, 2026 Meeting Minutes

	Motion	2nd	Ayes	Nays	Abstain
Yisroel Eisenbach	X		X		
Leo Moster					
Yakov Basch		X	X		
Abraham Ciment			X		
Leba Berkowitz					
Chaim Tauber			X		
Hershey Bineth					
Results	Motion carries 4-0-0				

2023.039: 165 Saddle River Road Subdivision

Motion made for 1st 90-day extension,

	Motion	2nd	Ayes	Nays	Abstain
Yisroel Eisenbach	X		X		
Leo Moster					
Yakov Basch			X		
Abraham Ciment		X	X		
Leba Berkowitz					
Chaim Tauber			X		
Hershey Bineth					
Results	Motion carries 4-0-0				

2025.023: 16 Highview Site Development Permit

16 Highview Road, Monsey

Tax Lot: 56.07-2-9

Zoning: R-15 zoning district

Use: The parcel contains a single-family home, the applicant intends to convert the house into a local house of Worship

Presenting for applicant

Engineer Rachel Barese and Expeditor Kalman Herskovits

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

The applicant intends to convert the house into a local house of worship. Access to the site will be provided via a single entrance on Highview Road, with six off-street parking spaces available. There are 18 parking spaces available on the street with marked spaces.

No issues with CDRC report.

- Get clean FI letter.

Board Comments/Concerns:

- Note on map stating for Shabbos only.
- Note on map stating no outside catering.
- Note on map the building will be fully sprinklered.
- Board wants to see arrangements made with neighbors for additional parking.
- Letter from applicant across the street stating his driveway will be available for parking.
- Board is concerned with the amount of parking provided, it is not enough.

Public Hearing closed at 7:54pm

(No one spoke)

	Motion	2nd	Ayes	Nays	Abstain
Yisroel Eisenbach	X		X		
Leo Moster			X		
Yakov Basch		X	X		
Abraham Ciment			X		
Leba Berkowitz			X		
Chaim Tauber			X		
Hershey Bineth			X		

SEQR RESOLUTION

SEQR NEGATIVE DECLARATION – UNLISTED ACTION

WHEREAS, The Planning Board has received an application from 16 Highview Road LLC. (applicant/owner) represented by Civil Tec Engineering for a Local House of Worship located at 16 Highview Road, Monsey, identified as Tax Map Numbers 56.07-2-9. The project site is a 0.34-acre parcel located at 16 Highview Road, identified by Tax Map Number 56.07-2-9. Currently, the parcel contains a single-family home. The applicant intends to convert the house into a local house of worship. Access to the site will be provided via a single entrance on Highview Road, with six off-street parking spaces available. The site will be connected to municipal water and sewer services. It is located in the R-15 zoning district, and a Site Development Permit will be required. This project will require Site Development approval; and,

WHEREAS, Article IX of the Code of the Town of Ramapo provides the Planning Board with the authority to approve site development permits; and,

WHEREAS, The Planning Board has received a Short Environmental Assessment Form ("SEAF") for the project dated July 17, 2025, with Part I completed by the applicant. The Town of Ramapo Planning Board determined this application to be an Unlisted Action pursuant to Part 617 of Environmental Conservation Law (ECL). The Town of Ramapo Planning Board requested SEQR Lead Agency status and underwent a coordinated review that was initiated on March 24, 2026. No other involved agency indicated their desire to seek lead agency status, and;

WHEREAS, The Town of Ramapo Planning Board, as the SEQR Lead Agency has reviewed Part II and III of the SEAF, prepared by the Board's consulting engineer, which identifies potential project impacts, and the SEQRA criteria of significance set forth in 6 NYCRR 617.7(c), and;

WHEREAS, The Town of Ramapo Planning Board, in its review of Parts II and III of the SEAF, has considered that the project impacts that may occur will be minimal in nature and do not exceed the SEQRA criteria of significance, and;

NOW THEREFORE, BE IT RESOLVED,

That the Town of Ramapo Planning Board hereby determines that the information submitted by the applicant is adequate for determining the significance of the proposed action; and,

BE IT FURTHER RESOLVED,

That based upon its review of the project and the SEAF, review of the application by the Town's professional staff, including, chief zoning officer, town attorney, and town engineer, and comparison with the criteria for determining significance found at 6 NYCRR Section 617.7 (c), the Planning Board hereby finds that the project will not have a significant adverse impact on the environment and therefore does not require the preparation of a Draft Environmental Impact Statement, and;

BE IT FURTHER RESOLVED,

That this determination is based upon the facts and conclusions outlined within Notice of Determination, which was prepared by MJ Engineering & Land Surveying PC and reviewed by the Town of Ramapo Planning Board, and is affixed to this resolution, and,

BE IT FURTHER RESOLVED,

That this Determination of Significance shall be considered a Negative Declaration made pursuant to Article 8 of the Environmental Conservation Law; and,

BE IT FURTHER RESOLVED,

That the Town's professional staff is hereby authorized to file and circulate any and all appropriate notices in accordance with 6 NYCRR 617.12 so that the intent of this Resolution is carried out.

Motion made to issue a Negative Declaration for this Unlisted Action,

	Motion	2nd	Ayes	Nays	Abstain
Yisroel Eisenbach			X		
Leo Moster			X		
Yakov Basch			X		
Abraham Ciment		X	X		
Leba Berkowitz	X		X		
Chaim Tauber					X
Hershey Bineth					X
Results	Motion carries 5-0-2				

Motion made to refer to the ZBA without comments,

	Motion	2nd	Ayes	Nays	Abstain
Yisroel Eisenbach			X		
Leo Moster			X		
Yakov Basch	X		X		
Abraham Ciment			X		
Leba Berkowitz		X	X		
Chaim Tauber					X
Hershey Bineth					X
Results	Motion carries 5-0-2				

2024.048: Haldco Subdivision Site Development Permit**7 Howard Drive****Tax Lot: 56.08-3-10.1****Zoning: R-15C****Use: Residential**

Presenting for applicant
Engineer Avi Weinberg

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

The application is for an amended subdivision approval to add two accessory apartments to two of the existing dwellings. The subdivision was approved for a 3+1 on each lot and a note was placed on the map that if the applicant wants to add more accessory units they will need to return to the planning board. The applicant is no longer requesting a curb cut. The applicant will be eliminating approximately 12% of greenery to add two additional parking spaces. The parking spaces will be 9 x 18ft.

No issues with CDRC report.

Public Hearing closed at 8:28pm
 (No one spoke)

	Motion	2nd	Ayes	Nays	Abstain
Yisroel Eisenbach	X		X		
Leo Moster			X		
Yakov Basch		X	X		
Abraham Ciment			X		
Leba Berkowitz			X		
Chaim Tauber			X		
Hershey Bineth			X		
Results	Motion carries 7-0-0				

Board members not in favor of this application.

2024.001: Iglesia Bautista Monte Calvario, Inc. Site Development Permit**999 Route 45****Tax Lot: 33.11-1-34****Zoning: R-50****Use: House of Worship**

Presenting for applicant
Engineer John Atzl and Planner Ramya Ramanathan

The applicant plans to demolish the existing structure and pool and construct a new house of worship. The house of worship will have a single curb cut on Route 45, serving a 67-space parking lot and the clergy's residence. The parking spaces will be 9 x 19ft. The building height will be 27 ft. The building will be one floor and a basement. A well is proposed on site. Sidewalks are proposed. A landscaping and lighting plan were provided.

SEQR CLASSIFICATION RESOLUTION

PRELIMINARY CLASSIFICATION OF ACTION AND LEAD AGENCY COORDINATION

- WHEREAS, The Town of Ramapo Planning Board has received an application from Iglesia Bautista Monte Calvario, Inc – Pastor Elmer Guerra (applicant/owner) represented by ATZL, Nasher & Zigler- Jogn Atzl, for Site Development Permit approval at 999 Route 45, Pomona. The applicant proposes to demolish the structures at 999 Route 45 and construct a new 11,764-square-foot house of worship and a 2,019-square-foot clergy residence. The house of worship will have a single curb cut on Route 45, serving a 68-space parking lot and the clergy's residence. The parcel is located in the Town's R-50 Zoning District and requires a Site Development Permit, and;
- WHEREAS, The Code of the Town of Ramapo provides the Planning Board with the authority to approve Site Development Permit applications and Special Use Permits; and,
- WHEREAS, the Planning Board has received a Short Environmental Assessment Form ("SEAF") for the project dated October 10, 2025, with Part I completed by the applicant, and;
- WHEREAS, the State Environmental Quality Review Act (SEQRA) regulations found at 6 NYCRR Part 617.3(a) require that no agency shall carry out, fund, or approve an action until it has complied with the requirements of SEQRA, and;
- WHEREAS, 6 NYCRR 617.6(a) requires that when an agency receives an application for approval of an action it must: (1) determine whether the action is subject to SEQRA, (2) determine whether the action involves a federal agency, (3) determine whether other agencies are involved, (4) make a preliminary classification of the action, (5) determine whether a short or full EAF will be used to determine the significance of the action, and (6) determine whether the action is located in an Agricultural District, and;
- WHEREAS, 6 NYCRR 617.6(b)(2) indicates that when more than one agency is involved, a lead agency must be established prior to a determination of significance when it proposes to undertake, fund, or approve a Type I or Unlisted Action; and,
- WHEREAS, the Planning Board has independently considered both the information provided in the EAF and comments on the application provided by the Town of Ramapo's Community Development Review Committee.

NOW, THEREFORE, BE IT RESOLVED,

that the Planning Board of the Town of Ramapo hereby determines that

1. the application for Site Development Permit at 999 Route 45, Pomona constitutes an action that is subject to SEQR; and,
2. approval of the proposed site plan constitutes an Unlisted Action which is subject to SEQRA; and,
3. that the Planning Board hereby determines that the proposed action is not located in or adjacent to an agricultural district and therefore is not subject to the provisions of the Agriculture and Markets Law; and,
4. a Short EAF is required for determining the significance of the proposed action; and,

BE IT FURTHER RESOLVED,

that the Planning Board hereby determines that other involved and interested agencies with respect to this action may include: (1) Ramapo Zoning Board of Appeals; (2) Veolia Water; (3) Rockland County Sewer District No. 1; (4) Rockland County Planning Dept; (5) Rockland County Dept of Health; (6) Rockland County Highway Department; (7) NYS Department of Transportation; (8) NYS Department of Environmental Conservation; and, (9) NYS Office of Parks, Recreation, and Historic Preservation; and

BE IT FURTHER RESOLVED,

that the Planning Board hereby determines that coordinated SEQR review of this action will be undertaken in accordance with 6 NYCRR Part 617.6; and,

BE IT FURTHER RESOLVED,

that the Planning Board hereby authorizes and directs the Town Planning Department to initiate a coordinated review by filing a copy of the site plan application, EAF - Part 1 and appropriate notice with involved agencies, and notifying said agencies that a Lead Agency must be agreed upon within thirty (30) calendar days of the date of mailing said notice; and,

BE IT FURTHER RESOLVED,

that the Planning Board hereby authorizes and directs the Town Planning Department to notify interested agencies of the proposed action; and,

BE IT FURTHER RESOLVED,

that the Planning Board as an involved agency with the broadest governmental powers for investigation of the environmental impacts of the proposed action, hereby declares its desire to assume Lead Agency status for the purpose of SEQR review; and,

BE IT FURTHER RESOLVED,

that having notified the involved agencies of the Planning Board's desire to be Lead Agency, the Planning Board hereby declares it shall be Lead Agency for SEQR review of the proposed action unless objection to such designation is received from any involved agency within the above specified thirty day (30) time period.

Motion to Classify as an Unlisted Action and to Initiate a Coordinated Review,

	Motion	2nd	Ayes	Nays	Abstain
Yisroel Eisenbach			X		
Leo Moster			X		
Yakov Basch			X		
Abraham Ciment	X		X		
Leba Berkowitz		X	X		
Chaim Tauber			X		
Hershey Bineth			X		
Results	Motion carries 0-0-0				

2022.038: 94 Herrick Avenue Subdivision (Minor)

94 Herrick Avenue, Spring Valley

Tax Lot: 57.05-1-27

Zoning: R-15C

Use: 2-Lot Sub (Addition to existing SF on Lot 1; new 2-fam Lot 2)

Presenting for applicant

Engineer Rachel Barese and Expeditor Kalman Herskovits

The property is currently improved with an existing single-family residence. The applicant is proposing a two-lot subdivision of the parcel. The existing single-family residence on Lot 1 is proposed to remain and be expanded with an addition, while a new two-family residence is proposed on Lot 2. Access to Lot 2 will be provided via a shared curb cut with Lot 1.

SEQR CLASSIFICATION RESOLUTION

PRELIMINARY CLASSIFICATION OF ACTION AND LEAD AGENCY COORDINATION

WHEREAS, The Town of Ramapo Planning Board has received an application from Congregation Yasia (applicant/owner) represented by A.R. Calentano, for Subdivision approval at 94 Herrick Avenue, Spring Valley. The project site consists of a 0.582-acre parcel located at 94 Herrick Avenue and identified as Tax Map Parcel No. 57.05-1-27. The property is currently improved with an existing single-family residence. The applicant is proposing a two-lot subdivision of the parcel. The existing single-family residence on Lot 1 is proposed to remain and be expanded with an addition, while a new two-family residence is proposed on Lot 2. Access to Lot 2 will be provided via a shared curb cut with Lot 1. Both

lots will be served by municipal water and sanitary sewer utilities. The property is located within the R-15C Zoning District, and the application requires Subdivision Approval, and;

WHEREAS, The Code of the Town of Ramapo provides the Planning Board with the authority to approve Site Development Permit applications and Special Use Permits; and,

WHEREAS, the Planning Board has received a Short Environmental Assessment Form ("SEAF") for the project dated April 27, 2026, with Part I completed by the applicant, and;

WHEREAS, the State Environmental Quality Review Act (SEQRA) regulations found at 6 NYCRR Part 617.3(a) require that no agency shall carry out, fund, or approve an action until it has complied with the requirements of SEQRA, and;

WHEREAS, 6 NYCRR 617.6(a) requires that when an agency receives an application for approval of an action it must: (1) determine whether the action is subject to SEQRA, (2) determine whether the action involves a federal agency, (3) determine whether other agencies are involved, (4) make a preliminary classification of the action, (5) determine whether a short or full EAF will be used to determine the significance of the action, and (6) determine whether the action is located in an Agricultural District, and;

WHEREAS, 6 NYCRR 617.6(b)(2) indicates that when more than one agency is involved, a lead agency must be established prior to a determination of significance when it proposes to undertake, fund, or approve a Type I or Unlisted Action; and,

WHEREAS, the Planning Board has independently considered both the information provided in the EAF and comments on the application provided by the Town of Ramapo's Community Development Review Committee.

NOW, THEREFORE, BE IT RESOLVED,

that the Planning Board of the Town of Ramapo hereby determines that

1. the application for Subdivision approval at 94 Herrick Avenue, Spring Valley constitutes an action that is subject to SEQR; and,
2. approval of the proposed site plan constitutes an Unlisted Action which is subject to SEQRA; and,
3. that the Planning Board hereby determines that the proposed action is not located in or adjacent to an agricultural district and therefore is not subject to the provisions of the Agriculture and Markets Law; and,
4. a Short EAF is required for determining the significance of the proposed action; and,

BE IT FURTHER RESOLVED,

that the Planning Board hereby determines that other involved and interested agencies with respect to this action may include: (1) Ramapo Zoning Board of Appeals; (2) Veolia Water; (3) Rockland County Sewer District No. 1; (4) Rockland County Planning Dept; (5) Rockland County Dept of Health; (6) Village of Spring Valley and,

BE IT FURTHER RESOLVED,

that the Planning Board hereby determines that coordinated SEQR review of this action will be undertaken in accordance with 6 NYCRR Part 617.6; and,

BE IT FURTHER RESOLVED,

that the Planning Board hereby authorizes and directs the Town Planning Department to initiate a coordinated review by filing a copy of the site plan application, EAF - Part 1 and appropriate notice with involved agencies, and notifying said agencies that a Lead Agency must be agreed upon within thirty (30) calendar days of the date of mailing said notice; and,

BE IT FURTHER RESOLVED,

that the Planning Board hereby authorizes and directs the Town Planning Department to notify interested agencies of the proposed action; and,

BE IT FURTHER RESOLVED,

that the Planning Board as an involved agency with the broadest governmental powers for investigation of the environmental impacts of the proposed action, hereby declares its desire to assume Lead Agency status for the purpose of SEQR review; and,

BE IT FURTHER RESOLVED,

that having notified the involved agencies of the Planning Board's desire to be Lead Agency, the Planning Board hereby declares it shall be Lead Agency for SEQR review of the proposed action unless objection to such designation is received from any involved agency within the above specified thirty day (30) time period.

Motion to Classify as an Unlisted Action and to Initiate a Coordinated Review,

	Motion	2nd	Ayes	Nays	Abstain
Yisroel Eisenbach			X		
Leo Moster			X		
Yakov Basch			X		
Abraham Ciment					
Leba Berkowitz		X	X		
Chaim Tauber	X		X		
Hershey Bineth			X		
Results	Motion carries 6-0-0				

2025.002: 30-34 Orchard Street Subdivision (Major/Reality)

30-34 Orchard Street, Spring Valley

Tax Lot: 50.11-4-49 & 50

Zoning: R-15

Use: Single Family Residence

Presenting for applicant

Engineer Rachel Barese and Jacob Wagschal

The applicant plans to remove the two existing residences and subdivide the site into four residential lots with a two-family dwelling on each lot. The proposed lots will be accessed via individual driveways from Hempstead Place. Sidewalks are proposed.

Board Comments:

- Mr. Tauber wants to see playground equipment on both lots.

SEQR CLASSIFICATION RESOLUTION

PRELIMINARY CLASSIFICATION OF ACTION AND LEAD AGENCY COORDINATION

- WHEREAS, The Town of Ramapo Planning Board has received an application from 34 Orchard LLC (applicant/owner) represented by Civil Tec, for Subdivision approval at 30-34 Orchard Street, Spring Valley. The project site consists of two parcels located at 30 and 34 Orchard Street, totaling 0.856 acres. Currently, each lot is occupied by a single-family residence. The applicant plans to remove the two residences and subdivide the site into four residential lots with a two-family dwelling on each lot. The proposed lots will be accessed via individual driveways from Hempstead Place. The lots will be served by municipal water and sewer. The site is located within the R-15 zoning district and will require Subdivision Approval, and;
- WHEREAS, The Code of the Town of Ramapo provides the Planning Board with the authority to approve Site Development Permit applications and Special Use Permits; and,
- WHEREAS, the Planning Board has received a Full Environmental Assessment Form ("FEAF") for the project dated April 22, 2026, with Part I completed by the applicant, and;
- WHEREAS, the State Environmental Quality Review Act (SEQRA) regulations found at 6 NYCRR Part 617.3(a) require that no agency shall carry out, fund, or approve an action until it has complied with the requirements of SEQRA, and;
- WHEREAS, 6 NYCRR 617.6(a) requires that when an agency receives an application for approval of an action it must: (1) determine whether the action is subject to SEQRA, (2) determine whether the action involves a federal agency, (3) determine whether other agencies are involved, (4) make a preliminary classification of the action, (5) determine whether a short

or full EAF will be used to determine the significance of the action, and (6) determine whether the action is located in an Agricultural District, and;

WHEREAS, 6 NYCRR 617.6(b)(2) indicates that when more than one agency is involved, a lead agency must be established prior to a determination of significance when it proposes to undertake, fund, or approve a Type I or Unlisted Action; and,

WHEREAS, the Planning Board has independently considered both the information provided in the EAF and comments on the application provided by the Town of Ramapo's Community Development Review Committee.

NOW, THEREFORE, BE IT RESOLVED,

that the Planning Board of the Town of Ramapo hereby determines that

1. the application for Subdivision approvals at 30-34 Orchard Street, Spring Valley constitutes an action that is subject to SEQR; and,
2. approval of the proposed site plan constitutes a Type I Action which is subject to SEQRA; and,
3. that the Planning Board hereby determines that the proposed action is not located in or adjacent to an agricultural district and therefore is not subject to the provisions of the Agriculture and Markets Law; and,
4. a Full EAF is required for determining the significance of the proposed action; and,

BE IT FURTHER RESOLVED,

that the Planning Board hereby determines that other involved and interested agencies with respect to this action may include: (1) Ramapo Zoning Board of Appeals; (2) Veolia Water; (3) Rockland County Sewer District No. 1; (4) Rockland County Planning Dept; (5) Rockland County Dept of Health; (6) Village of Spring Valley and,

BE IT FURTHER RESOLVED,

that the Planning Board hereby determines that coordinated SEQR review of this action will be undertaken in accordance with 6 NYCRR Part 617.6; and,

BE IT FURTHER RESOLVED,

that the Planning Board hereby authorizes and directs the Town Planning Department to initiate a coordinated review by filing a copy of the site plan application, EAF - Part I and appropriate notice with involved agencies, and notifying said agencies that a Lead Agency must be agreed upon within thirty (30) calendar days of the date of mailing said notice; and,

BE IT FURTHER RESOLVED,

that the Planning Board hereby authorizes and directs the Town Planning Department to notify interested agencies of the proposed action; and,

BE IT FURTHER RESOLVED,

that the Planning Board as an involved agency with the broadest governmental powers for investigation of the environmental impacts of the proposed action, hereby declares its desire to assume Lead Agency status for the purpose of SEQR review; and,

BE IT FURTHER RESOLVED,

that having notified the involved agencies of the Planning Board's desire to be Lead Agency, the Planning Board hereby declares it shall be Lead Agency for SEQR review of the proposed action unless objection to such designation is received from any involved agency within the above specified thirty day (30) time period.

Motion to Classify as an Unlisted Action and to Initiate a Coordinated Review,

	Motion	2nd	Ayes	Nays	Abstain
Yisroel Eisenbach			X		
Leo Moster			X		
Yakov Basch		X	X		

Abraham Ciment					
Leba Berkowitz			X		
Chaim Tauber	X		X		
Hershey Bineth			X		
Results	Motion carries 6-0-0				

Motion to Adjourn 8:59pm,

	Motion	2nd	Ayes	Nays	Abstain
Yisroel Eisenbach			X		
Leo Moster			X		
Yakov Basch		X	X		
Abraham Ciment					
Leba Berkowitz			X		
Chaim Tauber	X		X		
Hershey Bineth			X		
Results	Motion carries 6-0-0				

Next Meeting is Tuesday, June 30, 2026