

PLANNING BOARD

YISROEL EISENBACH
Acting Chairperson

Members

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LEBA BERKOWITZ
ABRAHAM CIMENT
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**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
HANNAH ROSS
Secretary
2026 JUN 31 P 1:49

Planning Board Minutes
June 22, 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	
Yola Journal (Alternate)	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

2022.045: Hearthstone Village Revised Site Plan

146 Route 59

Tax Lot: 56.11-3-53.6

Zoning: MU-1

Use: Stores and Apartments

The project has an approved Site Development Permit with the last amendment still pending before the Planning Board that included modifications to Building D. The variance was granted under ZBA 24-051. The applicant is now proposing to add a fourth and fifth story to Building D that will be utilized for retail and commercial development. The board will need to re-classify the proposed action to an unlisted action which was previously classified as a Type I action.

No issues with CDRC report.

Override disapproval and comments #1, 2, 3, 6, 9 & 10 of the GML letter dated 6/4/2026.

SEQR RESOLUTION

SEQR NEGATIVE DECLARATION – UNLISTED ACTION

WHEREAS, The Planning Board has received an application from Connectivity Systems LLC (applicant/owner) for a site development permit at 146 Route 59. The project site is a 6.65-acre parcel located in the MU-1 zoning district. The applicant is proposing to add a fourth and fifth story to Building D that will be utilized for retail and commercial development. The proposed addition will require a Site Development Permit; and,

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

WHEREAS, The Planning Board has received a Full Environmental Assessment Form ("FEAF") for the project dated June 30, 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 September 18, 2025. 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 FEAF, 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 FEAF, 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 FEAF, 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	X		
Yakov Basch			X		
Abraham Ciment	X		X		
Leba Berkowitz			X		
Chaim Tauber			X		
Hershey Bineth			X		
Yola Journal			X		
Results	Motion carries 7-0-0				

SEQR CLASSIFICATION RESOLUTION**PRELIMINARY CLASSIFICATION OF ACTION AND LEAD AGENCY DETERMINATION**

- WHEREAS, The Planning Board has received an application from Connectivity Systems LLC (applicant/owner) for a site development permit at 146 Route 59. The project site is a 6.65-acre parcel located in the MU-1 zoning district. The applicant is proposing to add a fourth and fifth story to Building D that will be utilized for retail and commercial development. The proposed addition will require 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,
- WHEREAS, the Planning Board has received a Short Environmental Assessment Form ("SEAF") for the project dated October 8, 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 approvals at 46 Route 59 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 Lead Agency acknowledges that, pursuant to 6 NYCRR § 617.6(b)(3), coordinated review of an Unlisted Action is permissive rather than mandatory. Having considered the nature and scope of the proposed action the Lead Agency determines that an uncoordinated SEQRA review is appropriate and shall proceed accordingly, with all involved and interested agencies retaining their respective jurisdiction and responsibilities under applicable law, and,

BE IT FURTHER RESOLVED,

that the Planning Board hereby determines that coordinated SEQR review of this action shall not occur and,

BE IT FURTHER RESOLVED,

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

BE IT FURTHER RESOLVED,

that the Planning Board hereby declares it shall be Lead Agency for SEQR review of the proposed action.

Motion to Classify as an Unlisted Action,

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

RESOLUTION

APPROVAL OF SITE DEVELOPMENT PERMIT

- WHEREAS, The Planning Board has received an application from Connectivity Systems LLC (applicant/owner) for a site development permit at 146 Route 59. The project site is a 6.65-acre parcel located in the MU-1 zoning district. The applicant is proposing to add a fourth and fifth story to Building D that will be utilized for retail and commercial development. The proposed addition will require a Site Development Permit and;
- WHEREAS, Article IX of the Code of the Town of Ramapo provides the Planning Board with the authority to approve Site Development Plan applications; and,
- WHEREAS, The Planning Board classified the application as an unlisted and underwent an uncoordinated review pursuant to Part 617 of Environmental Conservation Law (ECL) at their regularly scheduled meeting on June 22, 2026 and
- WHEREAS, The Planning Board issued a Negative Declaration under SEQR at their regularly scheduled meeting of June 22, 2026; and,
- WHEREAS, The Planning Board conducted a public hearing at their regularly scheduled meeting on April 14, 2026, to consider the application for Site Development Permit approval, and,
- WHEREAS, The application was referred to the Rockland County Planning Department on May 06, 2026, with comments provided in a letter dated June 04, 2026.
- WHEREAS, At their regularly scheduled meeting of June 22 2026, the Planning Board overrode by a supermajority vote the Rockland County Planning Department's Disapproval and specific comments 1, 2, 3, 6, 9 & 10 of the aforementioned Rockland County Planning Department letter; and,
- WHEREAS, The applicant has been before the CDRC on November 13, 2024 through May 20, 2026, at which times professional staff reviewed comments provided on the application;
- WHEREAS, The applicant has substantially addressed CDRC comments, with remaining comments to be addressed as a condition of any action taken on the application; and,

WHEREAS, The Planning Board has carefully reviewed the proposal, considered public comments received as well as comments received from the CDRC, and by this resolution does set forth its decision hereon;

NOW THEREFORE, BE IT RESOLVED,

The Planning Board hereby grants Site Development Permit approval for application 2022.045-2: Hearthstone Village Revised Site Plan at 146 Route 59, with Tax Lot: 56.11-3-53.6, and,

BE IT FURTHER RESOLVED,

The Town of Ramapo Planning Board hereby grants Site Development Permit approval, subject to the following conditions:

Condition A: Adequately addressing comments of the most recent CDRC Report dated May 20, 2026, revised June 04, 2026

Condition B: GML Overrides for comments 1, 2, 3, 6, 9 & 10

Condition C: Adequately address comments and conditions of the Zoning Board approval, if applicable

Condition D: Wavier for the requirement for a second loading berth

BE IT FURTHER RESOLVED,

The Planning Board overrides Rockland County Planning Department's Disapproval and specific comments 1, 2, 3, 6, 9 & 10 outlined in their letter June 04, 2026;

BE IT FURTHER RESOLVED,

That upon payment of any and all fees due and any and all legal documents required, said map is to be reviewed by Town's professional staff for compliance and if found satisfactory, may be endorsed by the Chair as a Final map.

BE IT FURTHER RESOLVED,

That the Town's professional staff is hereby authorized to file any and all appropriate notices so that the intent of this Resolution is carried out.

Motion made to Grant Site Development Permit approval,

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

Motion to Adjourn 7:54pm,

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

Next Meeting is Tuesday, June 30, 2026