

Town of Ramapo
ZONING BOARD OF APPEALS

CHARLENE WEAVER
Chairperson

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TOWN OF RAMAPO
TOWN CLERK'S OFFICE
ASHLEY TORTORA
Paralegal Specialist I
2026 JUL 10 P 12:11

Members

SHIMON SINGER
YOLA JOURNAL
ABRAHAM HERSKOVITS
JOSEPH WEISS
HENRY SPITZER
(ALTERNATE)



Zoning Board of Appeals Minutes
June 18, 2026

☐ Draft Minutes

☒ Adopted Minutes, Date of Adoption July 9, 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	
Alyssa Slater, Consulting Attorney	X	

Chairwoman Weaver called the meeting to order at 7:20 PM

MEETING MINUTES:

Ms. Journal made a motion to approve meeting minutes from the June 4, 2026 Zoning Board of Appeals meetings. Mr. Herskovits seconded the motion. Motion carried 4-0-0.

ADJOURNMENTS:

ZBA 26-405 Bnei Yechiel 57 Decatur Avenue

Mr. Herskovits made a motion to adjourn Application ZBA 46-405 without date. Ms. Journal seconded the motion. Motion carried 4-0-0.

ZBA 26-409 Stephen Newmark 124 Trails End

Mr. Herskovits made a motion to adjourn Application ZBA 46-409 without date. Ms. Journal seconded the motion. Motion carried 4-0-0.

PUBLIC HEARINGS:

**ZBA 26-401 Ellish Mazel LLC 24 Ellish Parkway
(adjourned from June 4, 2026)**

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

Presenting for the Applicant was Jacob Wagschal.

The applicant proposes a three-family dwelling with three accessory apartments.

A GML was not required for this application.

No one spoke at the public hearing.

Ms. Journal made a motion to close the public hearing. Mr. Herskovits seconded the motion. Motion carried 4-0-0.

Mr. Weiss read the balancing test into the record.

Mr. Weiss made a motion to approve application ZBA 26-401. Ms. Journal seconded the motion. Motion carried 4-0-0.

**ZBA 26-402 Shira Wagschal 8 Neva Court
(adjourned from June 4, 2026)**

Mr. Smith read the legal notice into the record. Affidavits of posting and mailing and GML have been received on this application.

Presenting for the Applicant was Engineer Rachel Barese and Jacob Wagschal.

The applicant proposes an addition to a single-family dwelling.

No overrides are requested on the GML dated May 29, 2026.

No one spoke at the public hearing.

Mr. Herskovits made a motion to close the public hearing. Ms. Journal seconded the motion. Motion carried 4-0-0.

Mr. Herskovits read the balancing test into the record.

Mr. Herskovits made a motion to approve application ZBA 26-402. Ms. Journal seconded the motion. Motion carried 4-0-0.

**ZBA 26-403 22-24 Decatur LLC 22 Decatur Avenue
(adjourned from June 4, 2026)**

Mr. Smith read the legal notice into the record. Affidavits of posting and mailing, GML and GML response have been received on this application.

Presenting for the Applicant was Attorney Cassandra Basile, Engineer Rachel Barese and Jacob Wagschal.

The applicant proposes a lot line shift.

No one spoke at the public hearing.

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

Mr. Singer read the balancing test into the record.

Mr. Singer made a motion to approve application ZBA 26-403 noting the FAR is granted based on a settlement. Mr. Weiss seconded the motion. Motion carried 5-0-0.

ZBA 26-406 9 & 11 Northbrook LLC 9 Northbrook Road

Mr. Smith read the legal notice into the record. Affidavits of posting and mailing, GML and GML response have been received on this application.

Presenting for the Applicant was Engineer Rachel Barese and Expeditor Kalman Herskovits.

The applicant proposes an eight-lot Subdivision with a two-family dwelling on lots 1, 2, 3, 6, 7, 8 and a single-family dwelling on lots 4 & 5.

The applicant is no longer requesting a rear setback to deck variance on lots 4 & 5.

No one spoke at the public hearing.

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

Mr. Singer read the balancing test into the record.

Mr. Singer made a motion to approve application ZBA 26-406 with the following conditions: 1. Removing rear setback to deck variance for lots 4 & 5. 2. Applicant provide sidewalks to the street frontage. Mr. Weiss seconded the motion. Motion carried 5-0-0.

ZBA 26-408 Trodale developers 4 Fanley Avenue

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

Presenting for the Applicant was Jacob Wagschal.

The applicant proposes a three-family dwelling with three accessory apartments.

The applicant is no longer requesting a front setback variance.

Letters from neighbors were provided to the board and made part of the record.

No one spoke at the public hearing.

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

Mr. Singer read the balancing test into the record.

Mr. Singer made a motion to approve application ZBA 26-408 with the following conditions: 1. Removing front setback variance. 2. Applicant provides a privacy fence on both sides of the property. 3. Applicant provides evergreen trees in the back of the property. 4. An NFPA 13R sprinkler system be installed with heads extended to all attics and under decks. 5. Sidewalks be provided to the street frontage. Mr. Herskovits seconded the motion. Motion carried 5-0-0.

ZBA 26-407 Jacob Rosenfeld 46 Grandview Avenue

Mr. Smith read the legal notice into the record. Affidavits of posting and mailing, and GML have been received on this application.

Presenting for the Applicant was Expeditor Eliezer Brecher.

The applicant proposes a two-lot subdivision with a single-family dwelling on each lot.

No one spoke at the public hearing.

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

Mr. Singer read the balancing test into the record.

Mr. Singer made a motion to approve application ZBA 26-407 with the following conditions: 1. Sidewalks to the street frontage. 2. Confirm with Planning Board application for single-family only on each lot. Mr. Weiss seconded the motion. Motion carried 5-0-0.

Motion to Adjourn 8:30pm,

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

Next Meeting is Thursday, July 9, 2026