

PLANNING BOARD

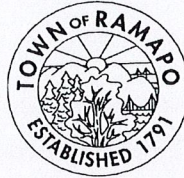
YISROEL EISENBACH
Acting Chairperson

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

HANNAH ROSS
Secretary

2026 JUL 29 A 11:16

Planning Board Minutes
July 20, 2026

☐ Draft Minutes

☒ Adopted Minutes, Date of Adoption July 28, 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
Tom D'Agostino, Consulting Planner	X	
Ashley Tortora, Paralegal	X	

Acting Chairman Eisenbach called the meeting to order at 7:31 PM

Approval of Planning Board Meeting Minutes from July 14, 2026,

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

2023.015: Hickory Estates Subdivision**Motion to grant 2nd 90-day extension,**

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

2025.004: 180 Remsen Subdivision**Motion to grant 1st 90-day extension,**

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

2026.026: 10 Roberts Road Curb Cuts**10 Roberts Road, Monsey****Tax Lot: 56.14-3-38****Zoning: R-15****Use: Curb Cuts**Presenting for applicant**Expeditior Kalman Herskovits**

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

The applicant proposes constructing a two-family residence dwelling at 10 Roberts Road and requests approval for two curb cuts. The proposed layout is intended to maintain the character of the neighborhood by distributing the parking areas on both sides of the lot while maximizing the amount of landscaped and grassed area within the front yard.

Board Comments:

Make parking spots in line with the turnaround.

No issues with CDRC report.

Public Hearing closed at 7:40pm
(No one spoke)

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

SEQR RESOLUTION**PRELIMINARY CLASSIFICATION OF ACTION – TYPE II ACTION**

WHEREAS, The applicant proposes constructing a two-family residence dwelling at 10 Roberts Road and requests approval for two curb cuts. The proposed layout is intended to maintain the character of the neighborhood by distributing the parking areas on both sides of the lot while maximizing the amount of landscaped and grassed area within the front yard. The property is located within the Town's R-15 Zoning District, and Site Development Plan approval is required due to the proposed second curb cut; and,

WHEREAS, Article IX of 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 ("EAF") for the project dated March 9, 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, 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.

WHEREAS, The Planning Board classified the application as a Type II SEQR Action pursuant to Part 617 of Environmental Conservation Law (ECL) and concluded the environmental review of this application at their regularly scheduled meeting of July 20, 2026.

NOW THEREFORE, BE IT RESOLVED,

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

1. The Application by Toda Estates Inc for two curb cuts at 10 Roberts Road, Monsey, constitutes a Type II Action pursuant to 617 of Environmental Conservation Law; and,
2. No additional environmental review is required

Motion made to declare application a Type II SEQR Action and requiring no further environmental review

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

RESOLUTION

APPROVAL OF SITE DEVELOPMENT PERMIT

WHEREAS, The applicant proposes constructing a two-family residence dwelling at 10 Roberts Road and requests approval for two curb cuts. The proposed layout is intended to maintain the character of the neighborhood by distributing the parking areas on both sides of the lot while maximizing the amount of landscaped and grassed area within the front yard. The property is located within the Town's R-15 Zoning District, and Site Development Plan approval is required due to the proposed second curb cut; and,

WHEREAS, Article IX of the Code of the Town of Ramapo provides the Planning Board with the authority to approve Site

Town of Ramapo Planning Board
 July 20, 2026 Meeting Minutes

Development Plan applications; and,

WHEREAS, The Planning Board classified the application as a Type II SEQR Action pursuant to Part 617 of Environmental Conservation Law (ECL) and concluded the environmental review of this application at their regularly scheduled meeting of July 20, 2026.

WHEREAS, The Planning Board conducted a public hearing at their regularly scheduled meeting on July 20, 2026 to consider the application for Site Development Permit approval, and,

WHEREAS, The applicant has been before the CDRC on May 20, 2026, at which time 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 2026.025: 50 Remsen Ave Curb Cuts at 50 Remsen Avenue, Monsey, with Tax Lot: 56.10-3-16, 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

Condition B: Subject to conditions imposed by the Zoning Board of appeals if applicable

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		
Leo Moster					
Yakov Basch			X		
Hershey Bineth	X		X		
Abraham Ciment		X	X		
Leba Berkowitz			X		
Chaim Tauber			X		
Results	Motion carries 6-0-0				

2026.020: 211-217 N Pascack Subdivision (Realty/Major)

211-217 N. Pascack Road, Spring Valley

Tax Lot: 50.19-1-22 & 23

Zoning: R-15

Use: 8-lot Sub, 2 family detached each lot

Presenting for applicant

Engineer Rachel Barese and Expeditor Kalman Herskovits

The properties are currently developed with single-family residences. The applicant proposes to demolish the existing homes and subdivide the site into eight individual lots, each proposed to be developed with a two-family dwelling. Access to the proposed lots will be provided via a common driveway from North Pascack Road. The development includes a total of 32 off-street parking spaces, along with customary site improvements such as landscaping, site lighting, and related infrastructure. Sidewalks are proposed along the street frontage. The retaining wall on the property is 1ft off the property line. Before the applicant comes back for final the applicant needs to get written authorization from the respective neighbors granting temporary access regarding work on retaining wall.

Board Comments/Concerns:

- Tauber wants playground equipment model # 24070.
- Provide benches to the play area.
- Provide 4ft bus shelters.
- Put bollards in front of both play areas.
- Update narrative with comps.
- Sent soil testing to MJ.

SEQR RESOLUTION

SEQR NEGATIVE DECLARATION – TYPE I ACTION

- WHEREAS, The project site consists of two parcels totaling approximately 1.88 acres, located at 211 and 217 North Pascack Road, identified as Tax Map Nos. 50.19-1-22 and 50.19-1-23. The properties are currently developed with single-family residences. The applicant proposes to demolish the existing homes and subdivide the site into eight individual lots, each proposed to be developed with a two-family dwelling. Access to the proposed lots will be provided via a common driveway from North Pascack Road. The development includes a total of 32 off-street parking spaces, along with customary site improvements such as landscaping, site lighting, and related infrastructure. The project is located within the R-15 Zoning District and will require subdivision approval. Of note, the Planning Board previously approved a school for 400 students at the site under Application 2021.043.
- WHEREAS, Article IX of the Code of the Town of Ramapo provides the Planning Board with the authority to approve subdivision applications; and,
- WHEREAS, The Ramapo Planning Board classifies the subdivision as a Major/Realty Subdivision in accordance with the Town of Ramapo Subdivision Regulations, as the proposal exceeds three (3) lots.
- WHEREAS, The Planning Board has received a Full Environmental Assessment Form ("FEAF") for the project dated March 25, 2026, with Part I completed by the applicant. The Town of Ramapo Planning Board determined this application to be an Type I 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 July 20, 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 2 and 3 of the EAF, 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 2 and 3 of the EAF, 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 Type I Action

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

2026.010: 613 Route 306 School Site Development Permit / Special Use Permit

613 Route 306 Suffern

Tax Lot: 32.11-1-11

Zoning: R-40

Use: Residential Vacant Land

Presenting for applicant

Engineer Rachel Barese and Expeditor Kalman Herskovits

The applicant proposes to construct a girls high school on the currently vacant parcel to serve approximately 200 students and 18 staff members. Access to the site is proposed via a single curb cut onto New York State Route 306. The development will provide 22 off-street parking spaces. The school will be two stories plus a basement. The applicant is not seeking a parking variance, 25 parking spaces will be provided. All parking spaces will be 9x19ft.

Board Comments/Concerns:

- Remove basketball court from rendering.
- Ask architect to move stairs to the other side.
- Provide trees to the front of the property.
- Add a note on the map no outside catering.
- Will the students be driving?
- Ages of the students?

SEQR RESOLUTION

SEQR NEGATIVE DECLARATION – UNLISTED ACTION

WHEREAS, The project site consists of approximately 1.49 acres located at 613 Route 306 and identified as Tax Map No. 32.11-1-11. The applicant proposes to construct a school on the currently vacant parcel to serve approximately 200 students and 18 staff members. Access to the site is proposed via a single curb cut onto New York State Route 306. The development will provide 25 off-street parking spaces. Additional site improvements include exterior lighting, site drainage and landscaping normally associated with this type of development. The site will be served by municipal water and sanitary sewer. The project is located in the R-40 Zoning District and will require a Site Development and Special Use permit.

WHEREAS, Article IX of 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 January 27, 2026, 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 July 20, 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 2 and 3 of the EAF, 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 2 and 3 of the EAF, 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		
Chaim Tauber	X		X		

Hershey Bineth		X		
Results	Motion carries 7-0-0			

2026.027: 280 S. Grandview Subdivision (Minor)

280 South Grandview Avenue, Monsey

Tax Lot: 56.07-2.57

Zoning: R-15A

Use: 2-lot Sub single -fam each lot

Presenting for applicant

Engineer Rachel Barese and Expeditor Kalman Herskovits

The property is currently occupied by an existing single-family residence. The applicant proposes removing the existing residence and subdividing the parcel into two individual lots, each with a proposed single-family residence. Sidewalks are proposed. Road widening is proposed in front of the property.

Board Comments/Concerns:

- Is applicant willing to have one curb cut instead of two?
- Note on map stating single-family only on each lot.

SEQR RESOLUTION

SEQR NEGATIVE DECLARATION – UNLISTED ACTION

WHEREAS, The project site consists of a 0.858-acre parcel located at 280 South Grandview Avenue, identified as Tax Map Parcel No. 56.07-2.57. The property is currently occupied by an existing single-family residence. The applicant proposes removing the existing residence and subdividing the parcel into two individual lots, each with a proposed single-family residence. The proposed development will be served by municipal water and sewer utilities. The property is located within the R-15A zoning district and will require Subdivision Approval.

WHEREAS, Article IX of the Code of the Town of Ramapo provides the Planning Board with the authority to approve subdivision applications; and,

WHEREAS, The Ramapo Planning Board classifies the subdivision as a Minor Subdivision in accordance with the Town of Ramapo Subdivision Regulations, as the proposal does not exceed three (3) lots.

WHEREAS, The Planning Board has received a short Environmental Assessment Form ("SEAF") for the project dated March 19, 2026, 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 July 20, 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 2 and 3 of the EAF, 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 2 and 3 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		X		
Abraham Ciment			X		
Leba Berkowitz			X		
Chaim Tauber					
Hershey Bineth		X	X		
Results	Motion carries 6-0-0				

2026.029: 22 Andover Road Subdivision (Minor)

22 Andover Road, Spring Valley

Tax Lot: 50.19-3-67

Zoning: R-15

Use: 2-lot sub with 2-family each lot

Presenting for applicant

Engineer Rachel Barese and Expeditor Kalman Herskovits

The property is currently occupied by a single-family residence. The applicant proposes to demolish the existing structure and subdivide the parcel into two residential lots. Each proposed lot will accommodate a two-family dwelling and will have access to Andover Road. Sidewalks are proposed.

Boards Comments/Concerns:

- Look into seeing if the applicant is willing to do one curb cut instead of two.

SEQR RESOLUTION

SEQR NEGATIVE DECLARATION – UNLISTED ACTION

WHEREAS, The project site is a 0.647-acre parcel located at 22 Andover Road, identified as Tax Map No. 50.19-3-67. The property is currently occupied by a single-family residence. The applicant proposes to demolish the existing structure and subdivide the parcel into two residential lots. Each proposed lot will accommodate a two-family dwelling and will have access to Andover Road. The development will be served by the existing municipal water and sewer. The site is located within the R15 Zoning District and will require Subdivision approval.

WHEREAS, Article IX of the Code of the Town of Ramapo provides the Planning Board with the authority to approve subdivision applications; and,

WHEREAS, The Ramapo Planning Board classifies the subdivision as a Minor Subdivision in accordance with the Town of Ramapo Subdivision Regulations, as the proposal does not exceed three (3) lots.

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. 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 July 20, 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 2 and 3 of the EAF, 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 2 and 3 of the EAF, 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		
Chaim Tauber					
Hershey Bineth	X		X		
Results	Motion carries 6-0-0				

Motion to Adjourn 8:47pm,

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

Next Meeting is Tuesday, July 28, 2026