

Town of Ramapo ZONING BOARD OF APPEALS

CHARLENE WEAVER
Chairperson

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ASHLEY TORTORA
Paralegal Specialist I
TOWN OF RAMAPO
TOWN CLERK'S OFFICE

Members

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



2026 AUG -8 P 11: 36

Zoning Board of Appeals Minutes July 16, 2026

☒ Draft Minutes

☐ Adopted Minutes, Date of Adoption

<u>Zoning Board Attendance</u>	In Attendance	Absent
Charlene Weaver	X	
Shimon Singer	X	
Yola Journal	X	
Abraham Herskovits		X
Joseph Weiss	X	
Henry Spitzer (Alternate)	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 7:22 PM

MEETING MINUTES:

Ms. Journal made a motion to approve meeting minutes from the July 9, 2026 Zoning Board of Appeals meetings. Mr. Spitzer seconded the motion. Motion carried 4-0-1. (Mr. Singer abstained since he was not at the meeting).

PUBLIC HEARINGS:

ZBA 26-293 Yosef Deutsch 32 Francis
(Adjourned from 5/28/2026)

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 Expeditor Kalman Herskovits.

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

Override disapproval and comments #1, 2, 7, 10 & 12 of the GML letter dated May 22, 2026.

No one spoke at the public hearing.

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

Mr. Spitzer read the balancing test into the record.

Mr. Spitzer made a motion to approve application ZBA 26-293 with the conditions the applicant provide sidewalks to the street frontage, and the applicant installs an NFPA 13R sprinkler system with heads extended to all attics and under decks. Ms. Journal seconded the motion. Motion carried 4-1-0.

ZBA 26-420 Saddle River Estates LLC 161 Saddle River 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 Expeditor Kalman Herskovits and Engineer Rachel Barese.

The applicant is proposing a three-lot subdivision with a two-family dwelling with one accessory apartment on each lot.

Board had several comments.

1. Provide a cement barrier/bollards in front of the play area for safety.
2. What would the FAR without the land dedication.
3. Calculation of dedication cost.
4. Provide comps.
5. Provide new accurate rendering.

Ms. Journal made a motion to adjourn application ZBA 26-420 to August 20, 2026 for the applicant to provide more information and address the boards comments. Mr. Spitzer seconded the motion. Motion carried 5-0-0.

ZBA 26-411 Monsey Luxury Living LLC 133 Route 59

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 Expeditor Kalman Herskovits.

The applicant is proposing a ten-lot subdivision with a two-family dwelling on each lot.

Override disapproval and comments #1 and 2 of the GML letter dated July 10, 2026.

No one spoke at the public hearing.

Ms. Journal made a motion to close the public hearing. Mr. Singer 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 26-411 overriding the GML disapproval and comments #1 and 2. Mr. Spitzer seconded the motion. Motion carried 5-0-0.

ZBA 26-412 Sam Friedman 7 Dalewood Drive

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 Expeditor Kalman Herskovits.

The applicant is proposing a single-family dwelling.

Override comments #1 & 2 of the GML letter.

No one spoke at the public hearing.

Mr. Singer 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 26-412 overriding comments 1 & 2 of the GML and the applicant must provide sidewalks to the street frontage. Ms. Journal seconded the motion. Motion carried 5-0-0.

ZBA 26-414 Mayer Hershkowitz 11 Dover Terrace

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 Expeditor Kalman Herskovits.

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

A GML was not required for this application.

No one spoke at the public hearing.

Mr. Singer made a motion to close the public hearing. Mr. Spitzer 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 26-414. Mr. Weiss seconded the motion. Motion carried 5-0-0.

ZBA 26-415 Six-Eight Cedar Holdings LLC 6 Cedar Lane

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 Kalman Herskovits.

The applicant is proposing a three-family dwelling with three accessory apartments.

No overrides are requested on the GML letter.

No one spoke at the public hearing.

Ms. Journal made a motion to close the public hearing. Mr. Singer 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 26-415. Ms. Journal seconded the motion. Motion carried 5-0-0.

Motion to Adjourn 8:09pm,

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

Next Meeting is Thursday, August 6, 2026