

PLANNING BOARD

YISROEL EISENBACH
Acting Chairperson

Members

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YAKOV BASCH
LEBA BERKOWITZ
ABRAHAM CIMENT
CHAIM TAUBER
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**Town of Ramapo
Planning Board**

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HANNAH ROSS
Secretary

Planning Board Minutes
July 14, 2026

☐ Draft Minutes

☒ Adopted Minutes, Date of Adoption July 20, 2026

TOWN OF RAMAPO
TOWN CLERK'S OFFICE
2026 AUG 10 A 3:47

<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	Via ZOOM	
Dennis Lynch, Consulting Engineer	X	
Aneisha Samuels, Consulting Planner	X	
Ashley Tortora, Paralegal	X	

Acting Chairman Eisenbach called the meeting to order at 7:38 PM

Approval of Planning Board Meeting Minutes from June 30, 2026,

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

Referral of Zoning Code Amendments to Planning Board

The Planning Board had the following comments:

1. The Board commented on reviewing these amendments prior to the adoption of the new Town Comprehensive Plan and advised that these amendments could be reviewed after the Town Comprehensive Plan is formally adopted.
2. Regarding proposed sub-section 1.I.C, the Board prefers some restriction on floor area for accessory apartment. Accessory apartments shouldn't be treated nor comply with the same bulk zoning regulations as a regular apartment/ dwelling, or would otherwise cause the price of homeownership to increase. To have no restrictions on accessory apartments, similarly to regular apartments/dwellings would then bring into question market rates between apartments and accessory apartments in the Town.
3. Regarding proposed sub-sections 1.G.1 & 2, the Board requests additional clarification on these matters in the R-15C District, specifically understanding the differences between a 3-family residence, multi-family residence, along with clarification on what is considered an attached, semi-attached, and a detached residence
4. Regarding sub-section 1.H, the Board isn't supportive of reducing the off-street parking requirement for accessory apartments for 3-family & multi-family residences in the R-15C District.
5. The Board is supportive of everything else, including sub-section II-I with the requirement to install and maintain a refuse area and sub-section IV-B which makes the new minimum parking space dimension 19 feet in length.

2026.025: 50 Remsen Ave Curb Cuts

50 Remsen Avenue, Monsey

Tax Lot: 56.10-3-16

Zoning: R-15A

Use: Curb Cuts

Presenting for applicant

Expeditior Kalman Herskovits

Reserve Decision/Public Hearing is closed

The applicant proposes constructing a two-family residence and one accessory dwelling at 50 Remsen Avenue and requests approval for two curb cuts. The curb cut is 10ft off the property line from the next door neighbors driveway.

SEQR RESOLUTION

PRELIMINARY CLASSIFICATION OF ACTION – TYPE II ACTION

- WHEREAS, The applicant proposes constructing a two-family residence and one accessory dwelling at 50 Remsen Avenue 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-15A 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, 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.

NOW, THEREFORE, BE IT RESOLVED,

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

the application by **2026.025: 50 Remsen Ave Curb Cuts at 50 Remsen Avenue, Monsey** constitutes a Type II action pursuant to Part 617 of Environmental Conservation Law; and, 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		X		
Leo Moster			X		
Yakov Basch			X		
Hershey Bineth			X		
Abraham Ciment			X		
Leba Berkowitz			X		
Chaim Tauber		X	X		
Results	Motion carries 7-0-0				

RESOLUTION

APPROVAL OF SITE DEVELOPMENT PERMIT

WHEREAS, The applicant proposes constructing a two-family residence and one accessory dwelling at 50 Remsen Avenue 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-15A 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 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 14, 2026.

WHEREAS, The Planning Board conducted a public hearing at their regularly scheduled meeting on June 30 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			X		
Yakov Basch			X		
Hershey Bineth			X		
Abraham Ciment	X		X		
Leba Berkowitz		X	X		
Chaim Tauber			X		
Results	Motion carries 7-0-0				

2026.004: 86 Carlton Road School Site Development Permit/Special Use Permit

86 Carlton Road, Suffern

Tax Lot: 49.13-2-91

Zoning: RR-50

Use: The applicant proposes to construct a school comprising four buildings, each containing approximately 32 classrooms capable of accommodating 25–28 students per classroom

Presenting for applicant

Attorney Dan Richmons, Engineer Frank Toto and Traffic Consultant Ron Reiman

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

The applicant proposes to construct a school comprising four buildings, each containing approximately 32 classrooms capable of accommodating 25–28 students per classroom. Access to the site will be provided via a single curb cut on Carlton Road. The Applicant is willing to add 13,200sf of addition rec space as well as five park benches.

No issues with CDRC report.

Override #1, 2, 3 & 6 on GML letter dated July 8, 2026.

Public Comment:

Samuel Hirsch, 20 Briarwood Lane, Suffern: Mr. Hirsch spoke about how he wants to speak further with the Yeshiva in regard to him purchasing a piece of the property.

Yanky Friedman, 12 Phyllis Terrace, Kaser: Mr. Friedman stated he is in favor of this application.

Letters were received from Arey Pomerantz, 3 Whisper Lane, Suffern and from Adam Oberlander, 6 Arrowhead Lane, Suffern. Both letters were provided to the board and made part of the record.

A letter was also received from Nelson Pope Voorhis on behalf of the Village of Montebello. The letter was provided to the board and made part of the record.

Public Hearing closed at 8:54pm

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

Boards Comments/Concerns:

- 5 benches to the play area.
- Replace internal crosswalk.
- Crosswalk signs (flashing is possible).
- Stop sign.
- Play area.
- Sidewalk 10ft from the driveway.

RESOLUTION

APPROVAL OF SPECIAL USE PERMIT

- WHEREAS, The Ramapo Planning Board has received an application from Abraham Spira/Aspro Corp (applicant) for Site Development Permit Approval at 86 Carlton Road, Suffern. Currently, the project site consists of a 24.50-acre parcel located at 86 Carlton Road, identified as Tax Map No. 49.13-2-91. The applicant proposes to construct a school comprising four buildings, each containing approximately 32 classrooms capable of accommodating 25–28 students per classroom. The project will be broken into two (2) phases. The first phase consists of construction of one of the four school buildings, which will hold a footprint of 16,271 square feet. The first phase will also include access to the site via a single curb cut on Carlton Road and a left turning lane on Carlton Road. The site is located within the RR-50 zoning district and will require a Site Development Permit and Special Use approvals; and,
- WHEREAS, Article XI of the Code of the Town of Ramapo provides the Planning Board with the authority to approve Special Use Permit applications; and,
- WHEREAS, The Planning Board classified the application as a Type I SEQR Action pursuant to Part 617 of Environmental Conservation Law (ECL) and initiated a coordinated review at their regularly scheduled meeting of May 4, 2026.
- WHEREAS, The Planning Board issued a Negative Declaration under SEQR at their regularly scheduled meeting of June 9, 2026; and,
- WHEREAS, The applicant applied for and was granted area variances from the Ramapo Zoning Board of Appeals on July 9, 2026, as case number ZBA 26-417, and,
- WHEREAS, The application was referred to the Rockland County Planning Department on June 12, 2026; and,
- WHEREAS, The Planning Board conducted a public hearing at their regularly scheduled meeting on July 14, 2026 to consider the application for Special Permit approval, and,
- WHEREAS, At their regularly scheduled meeting of July 14, 2026, the Planning Board overrode by a supermajority vote the Rockland County Department's specific **comments 1, 2, 3, and 6** of the aforementioned Rockland County Department letter dated **July 8, 2026**; and,
- WHEREAS, The applicant has been before the CDRC on February 4, 2026, through, June 3, 2026, at which times professional staff reviewed comments provided 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,
- WHEREAS, The Planning Board has determined the proposed special use has satisfied the following considerations

1. That the proposed use is of such location, size, and character that it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and not be detrimental to the site or adjacent properties in accordance with the zoning classification of such properties.
2. That the location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout, and its relation to access streets is such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous.
3. That the location and height of buildings, the location, nature, and height of walls and fences, and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the development and use of adjacent land and buildings.
4. That the proposed use does not require such additional public facilities or services or create such fiscal burdens upon the Town greater than those which characterize uses permitted by right.

NOW THEREFORE, BE IT RESOLVED,

The Planning Board hereby grants Special Permit approval for application 2026.004: 86 Carlton Road School Special Use Permit at 86 Carlton Road, Suffern with tax lot ID: 49.13-2-91; and,

BE IT FURTHER RESOLVED,

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

Condition A: Adequately addressing comments of the most recent CDRC Report dated June 3, 2026, revised June 8, 2026

Condition D: GML Overrides for comments 1, 2, 3, & 6

Condition E: Adequately addressing conditions imposed by the Zoning Board if applicable

BE IT FURTHER RESOLVED,

The Planning Board overrides Rockland County Department's **comments 1, 2, 3, and 6** outlined in their letter dated **July 8, 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 approve the Special Use Permit, subject to CDRC, overriding comments #1, 2, 3 & 6 of the GML letter dated July 8, 2026, five benches to play area, replacing internal crosswalk, crosswalk signs (flashing if possible), stop sign, play area and sidewalk 10ft from the driveway.

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

2026.015: 292 Old Nyack Turnpike Subdivision
292 Old Nyack Turnpike, Spring Valley
Tax Lot: 57.18-2-88
Zoning: R-15
Use: 2 lot Subdivision – 2 family on each Residential

Presenting for applicant

Engineer Rachel Barese and Expeditor Kalman Herskovits

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

The site is currently occupied by a single-family residence. The applicant proposes to subdivide the parcel into two individual lots, each with a new two-family residence. The lots will be accessed via a common driveway using a single curb cut onto Old Nyack Turnpike.

Public Hearing closed at 9:04pm
(No one spoke)

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

SEQR RESOLUTION

SEQR NEGATIVE DECLARATION – UNLISTED ACTION

- WHEREAS, The Ramapo Planning Board has received an application from Yehoshua Mendel Frieder (applicant/owner), represented by Construction Expediting, for Subdivision approval at 292 Old Nyack Turnpike, Spring Valley. The project site is a 0.388-acre parcel located at 292 Old Nyack Turnpike, identified as Tax Map No. 57.17-2-88. The site is currently occupied by a single-family residence. The applicant proposes to subdivide the parcel into two individual lots, each with a new two-family residence. The lots will be accessed via a common driveway using a single curb cut onto Old Nyack Turnpike. The site will be served by municipal water and sewer. The project is located in the R-15 zoning district and will require a 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 ("FEAF") for the project dated February 26, 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 June 12, 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		X		
Abraham Ciment			X		
Leba Berkowitz		X	X		
Chaim Tauber			X		
Hershey Bineth			X		
Results	Motion carries 7-0-0				

Motion made to grant Sketch Plat approval,

	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 7-0-0				

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 7-0-0				

2024.039: 191-193 N Pascack Road Site Development Permit/Subdivision (Major)**191-193 N Pascack Road****Tax Lot 50.19-1-42, 43.1 & 43.2****Zoning: R-15****Use: 7-lot subdivision. Lot 1-6 will have a new, two-family residence, while Lot 7 will have a single-family Residence**Presenting for applicant**Engineer Rachel Barese and Expeditor Kalman Herskovits**

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

The application proposes to take three existing lots and create a 7-lot subdivision. Lots 1 through 6 will each contain a new two-family residence, while Lot 7 will contain a single-family residence. A private road is proposed to service the lots with access from North Pascack Road and Ewing Road. As part of the application, existing lot lines will be disclaimed, and new lot lines will be established.

No issues with CDRC report.

Override disapproval and comments #1, 2, 14, 15 & 16 of the GML letter dated June 24, 2026.

Public Hearing closed at 9:20pm

(No one spoke at the public hearing)

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

Board Comments:

- 4 park benches.
- Note on map Lot #7 should remain a single-family dwelling and if the applicant wishes to change that in the future they will need to return to the Planning Board.
- Bus shelters should be 4ft in dept.
- Applicant should provide escrow to the town attorney's office in regard to play area.

RESOLUTION**SUBDIVISION PLAT (MAJOR/REALTY)**

WHEREAS, The Town of Ramapo Planning Board has received an application 193 N Pascack, LLC (applicant) and 5 Diamond Realty, LLC (owner) for Subdivision (major) approval at 191-193 N Pascack Road. The application proposes to take three existing lots, totaling 1.928 acres, and create a 7-lot subdivision. Lots 1 through 6 will each contain a new two-family residence, while Lot 7 will contain a single-family residence A private road is proposed to service the lots with access from North Pascack Road and Ewing Road. All lots are within the R-15 Zoning District. As part of the application, existing lot lines will be disclaimed, and new lot lines will be established. The project will require a Site Development Permit and Subdivision Approval; and,

WHEREAS, 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 it proposed more than five (5) lots,

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

WHEREAS, The Planning Board classified the application as a Type 1 SEQR Action pursuant to Part 617 of Environmental Conservation Law (ECL) and initiated a coordinated review on December 8, 2025; and,

WHEREAS, The Planning Board issued a Negative Declaration under SEQR at their regularly scheduled meeting of January 28, 2026; and,

WHEREAS, The application was referred to the Rockland County Planning Department on May 28, 2026 and comments provided in a letter dated June 24, 2026; and,

WHEREAS, The Planning Board conducted a public hearing at their regularly scheduled meeting on May 6, 2026, to consider the application for Major Subdivision approvals, and,

WHEREAS, At their regularly scheduled meeting of July 14, 2026, the Planning Board overrode by a supermajority vote the Rockland County Planning Department's specific **comments 1, 2, 14, 15 & 16** of the aforementioned Rockland County **Planning Department** letter dated **June 24, 2026**; and,

WHEREAS, The applicant has been before the CDRC on November 20, 2024, through May 6, 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 Final Subdivision (Major/Realty) approval for application 2024.039: 191-193 N Pascack Road (Major/Realty) at 191-193 N Pascack Road with Tax Lot: 59.19-1-42, 43.1, & 43.2

BE IT FURTHER RESOLVED,

The Town of Ramapo Planning Board hereby grants Final Subdivision Plat approval, subject to the following conditions:

Condition A: Adequately address the comments contained in the CDRC Report dated May 6, 2026,

Condition B: GML Overrides for comments **1, 2, 14, 15 & 16**

Condition C: Adequately address comments and conditions of approval imposed by the ZBA if applicable

BE IT FURTHER RESOLVED,

The Planning Board overrides Rockland County Planning Department's comments 1, 2, 14, 15 & 16 outlined in their letter **dated June 24, 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 Final Subdivision (MAJOR/REALTY) Plat approval, subject to CDRC and overriding disapproval and comments #1, 2, 14, 15 & 16 of the GML letter dated June 24, 2026 and applicant providing 4 benches to the play area, bus shelters

should be 4ft in dept, map on note stating Lot 37 should stay a single-family only and escrow for play area per town attorneys office.

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

2023.011 & 2025.018: 201 West Maple Ave Site Development Plan/Special Use Permit

201 West Maple Ave

Tax Lot: 49.10-1-22, 23 & 24

Zoning: R-40

Use: Incorporate 201 West Maple and its buildings into the school at 203-205 West Maple

Presenting for applicant

Attorney Ira Emmanuel and Engineer Steve Sparaco

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

The project site consists of three parcels. The site received a special permit and site plan approval for a boys' elementary school at 203-205 West Maple Avenue. The applicant also controls the adjacent property at 201 West Maple Avenue. There is an existing pre-fab building and a single-family dwelling on the site. The applicant proposes incorporating the property at 201 West Maple and its buildings into its campus. A double-sided decorative privacy fence is proposed along the perimeter of the property.

No issues with CDR report.

Override comments #1, 4 & 17 of the GML letter dated July 6, 2026.

Public Comment: Members of the public spoke about drainage issues and the trees on the neighbor's property.

Public Hearing closed at 9:47pm

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

Board Comments:

- Playground equipment (recommended pt24070 model or greater)
- Note on map no Simcha Hall
- Privacy fence on north and west side of the property.
- If the neighbors trees and or roots are damaged up to one year after construction the applicant is responsible for planting new ones.
- Park benches

RESOLUTION

APPROVAL OF SPECIAL USE PERMIT

WHEREAS, The Town of Ramapo Planning Board has received an application from Yakov Yosef of Monsey (Applicant/Owner) for
Town of Ramapo Planning Board
July 14, 2026 Meeting Minutes

Special Permit approval at 201 West Maple Avenue, Monsey. The project site consists of 1.0 acres on Tax Lot 49.10-1-24. There is an existing pre-fab building and a single-family dwelling on the site. The applicant proposes incorporating the property at 201 West Maple and its buildings into its adjacent campus, also controlled by the Applicant, located at 203-205 West Maple Avenue, which received Site Development and Special Permit approvals on May 24, 2022. The project is in the R-40 zoning district and will require a Site Development Plan approval and Special Use Permit approval; and

WHEREAS, Article XI of the Code of the Town of Ramapo provides the Planning Board with the authority to approve Special Permit applications; and,

WHEREAS, The Planning Board classified the application as an Unlisted SEQR Action pursuant to Part 617 of Environmental Conservation Law (ECL) and initiated a coordinated review at their regularly scheduled meeting of May 29, 2025.

WHEREAS, The Planning Board issued a Negative Declaration under SEQR at their regularly scheduled meeting of August 26, 2025; and,

WHEREAS, The applicant applied for and was granted area variances from the Ramapo Zoning Board of Appeals on January 22, 2026, as case number ZBA 25-306, and,

WHEREAS, The application was referred to the Rockland County Planning Department on June 12, 2026; and,

WHEREAS, The Planning Board conducted a public hearing at their regularly scheduled meeting on July 14, 2026 to consider the application for Special Permit approval, and,

WHEREAS, At their regularly scheduled meeting of July 14, 2026, the Planning Board overrode by a supermajority vote the Rockland County Planning Department's specific **comments 1, 4, and 17** of the aforementioned Rockland County Planning Department letter dated **July 6, 2026**; and,

WHEREAS, The applicant has been before the CDRC on May 3, 2023, through, May 20, 2026, at which times professional staff reviewed comments provided on the application; and,

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;

WHEREAS, The Planning Board has determined the proposed special use has satisfied the following considerations

1. That the proposed use is of such location, size, and character that it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and not be detrimental to the site or adjacent properties in accordance with the zoning classification of such properties.
2. That the location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout, and its relation to access streets is such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous.
3. That the location and height of buildings, the location, nature, and height of walls and fences, and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the development and use of adjacent land and buildings.
4. That the proposed use does not require such additional public facilities or services or create such fiscal burdens upon the Town greater than those which characterize uses permitted by right.

NOW THEREFORE, BE IT RESOLVED,

The Planning Board hereby grants Special Permit approval for application 2023.011: 201 West Maple Avenue Site Development Permit at 201 West Maple Avenue, Monsey, with Tax Lot: 49.10-1-24, and,

BE IT FURTHER RESOLVED,

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

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

Condition B: GML Overrides for comments 1, 4, and 17 in the RC Planning Department Report dated July 6, 2026

Condition C: Adequately addressing conditions imposed by the Zoning Board if applicable

BE IT FURTHER RESOLVED,

The Planning Board overrides Rockland County Planning Department's **comments 1, 4, and 17** outlined in their letter **July 6, 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 approve the Special Use Permit, subject to CDRC override comments #1, 4 & 17 of the GML letter dated July 6, 2026, Note on map no Simcha Hall, applicant providing park benches as appropriate, applicant replace any damage to trees and/or tree roots to neighbors trees up to one year after construction, playground equipment recommended model pt24070 or greater), applicant provide privacy fence on north and west side of the property.

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

RESOLUTION

APPROVAL OF SITE DEVELOPMENT PERMIT

WHEREAS, The Town of Ramapo Planning Board has received an application Yakjov Yosef of Monsey (Applicant/Owner) for Site Plan Development approval at 201 West Maple Avenue, Monsey. The project site consists of 1.0 acres on Tax Lot 49.10-1-24. There is an existing pre-fab building and a single-family dwelling on the site. The applicant proposes incorporating the property at 201 West Maple and its buildings into its adjacent campus, also controlled by the Applicant, located at 203-205 West Maple Avenue, which received Site Development and Special Permit approvals on May 24, 2022. The project is in the R-40 zoning district and will require a Site Development Plan approval and Special Use Permit approval; 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 SEQR Action pursuant to Part 617 of Environmental Conservation Law (ECL) and initiated a coordinated review at their regularly scheduled meeting of May 29, 2025.

WHEREAS, The Planning Board issued a Negative Declaration under SEQR at their regularly scheduled meeting of August 26, 2025; and,

WHEREAS, The applicant applied for and was granted area variances from the Ramapo Zoning Board of Appeals on January 22,

2026, as case number ZBA 25-306, and,

WHEREAS, The application was referred to the Rockland County Planning Department on June 12, 2026; and,

WHEREAS, The Planning Board conducted a public hearing at their regularly scheduled meeting on July 14, 2026 to consider the application for Site Development Permit approval, and,

WHEREAS, At their regularly scheduled meeting of July 14, 2026, the Planning Board overrode by a supermajority vote the Rockland County Planning Department's specific **comments 1, 4, and 17** of the aforementioned Rockland County Planning Department letter dated **July 6, 2026**; and,

WHEREAS, The applicant has been before the CDRC on May 3, 2023, through, May 20, 2026, at which times professional staff reviewed comments provided on the application; and,

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 2023.011: 201 West Maple Avenue Site Development Permit at 201 West Maple Avenue, Monsey, with Tax Lot: 49.10-1-24, 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: GML Overrides for comments 1, 4, and 17 in the RC Planning Department Report dated July 6, 2026

Condition C: Adequately addressing conditions imposed by the Zoning Board if applicable

Condition D: Pending language from legal re play areas construction and maintenance - escrow

BE IT FURTHER RESOLVED,

The Planning Board overrides Rockland County Planning Department's **comments 1, 4, and 17** outlined in their letter **July 6, 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, subject to CDRC override comments #1, 4 & 17 of the GML letter dated July 6, 2026, Note on map no Simcha Hall, applicant providing park benches as appropriate, applicant replace any damage to trees and/or tree roots to neighbors trees up to one year after construction, playground equipment recommended model pt24070 or greater), applicant provide privacy fence on north and west side of the property.

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

Leba Berkowitz		X	X		
Chair Tauber			X		
Results	Motion carries 7-0-0				

RESOLUTION

APPROVAL OF AMENDED SITE DEVELOPMENT PERMIT

- WHEREAS, The Town of Ramapo Planning Board has received an application Yakjov Yosef of Monsey (Applicant/Owner) for Amended Site Development Plan approval at 203-205 West Maple Avenue. The site consists of two parcels (Tax Lot 49.11-1-22 & 23) totaling 2.36 acres. The site received a special permit and site development plan approval for a boys' elementary school at 203-205 West Maple Avenue, Monsey, on May 24, 2022. The applicant also controls the adjacent property at 201 West Maple Avenue (tax lot 49.10-1-24). The project is in the R-40 zoning district and will require an Amended Site Development Plan approval; 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 SEQR Action pursuant to Part 617 of Environmental Conservation Law (ECL) and initiated a coordinated review at their regularly scheduled meeting of May 29, 2025.
- WHEREAS, The Planning Board issued a Negative Declaration under SEQR at their regularly scheduled meeting of August 26, 2025; and,
- WHEREAS, The application was referred to the Rockland County Planning Department on June 12, 2026; and,
- WHEREAS, The Planning Board conducted a public hearing at their regularly scheduled meeting on July 14, 2026 to consider the application for Amended Site Development Permit approval, and,
- WHEREAS, At their regularly scheduled meeting of July 14, 2026, the Planning Board overrode by a supermajority vote the Rockland County Planning Department's specific **comments 1, 4, and 17** of the aforementioned Rockland County Planning Department letter **dated July 6, 2026**; and,
- WHEREAS, The applicant has been before the CDRC on May 3, 2023, through, May 20, 2026, at which times professional staff reviewed comments provided on the application; and,
- 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 2023.011: 201 West Maple Avenue Site Development Permit at 201 West Maple Avenue, Monsey, with Tax Lot: 49.10-1-24, and,

BE IT FURTHER RESOLVED,

The Town of Ramapo Planning Board hereby grants Amended 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: GML Overrides for comments 1, 4, and 17 in the RC Planning Department Report dated July 6, 2026

Condition C: Adequately addressing conditions imposed by the Zoning Board if applicable

BE IT FURTHER RESOLVED,

The Planning Board overrides Rockland County Planning Department's **comments 1, 4, and 17** outlined in their letter

July 6, 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, subject to CDRC override comments #1, 4 & 17 of the GML letter dated July 6, 2026, Note on map no Simcha Hall, applicant providing park benches as appropriate, applicant replace any damage to trees and/or tree roots to neighbors trees up to one year after construction, playground equipment recommended model pt24070 or greater), applicant provide privacy fence on north and west side of the property.

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

Motion to Adjourn 10:12pm,

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

Next Meeting is Monday, July 20, 2026