

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
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HANNAH ROSS
Secretary
TOWN OF RAMAPO
TOWN CLERK'S OFFICE
2026 AUG 12 P 12: 20

Planning Board Minutes
July 28, 2026

☐ Draft Minutes

☒ Adopted Minutes, Date of Adoption August 11, 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
Alyssa Slater, 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 7:35 PM

Approval of Planning Board Meeting Minutes from July 20, 2026,

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

2025.005: 174-180 Saddle River Road Subdivision

Motion to grant 90-day extension,

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

2026.013: Monsey Mall Amended SDP EV Chargers Site Development Permit

100 NY-59, Monsey

Tax Lot: 56.16-1-7

Zoning: MU-1

Use: Parking Lots and Parking Garages (EV Chargers)

Motion to adjourn application to August 11, 2026,

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

2026.002: Con Achdus Yisroel

9 Ladentown Road

Motion to adjourn application to September 8, 2026,

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

2025.049: 5 Gibbs Subdivision (Minor)

5 Gibbs Ct, Monsey

Tax Lot 49.15-2-32

Zoning: R-15C

Use: two lot subdivision with 3 family on each lot with 3 accessory apartments on each lot

Presenting for applicant

Engineer Rachel Barese and Jacob Wagschal

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

The site is currently developed with a three-story structure utilized as a school. The applicant proposes to demolish the existing building and subdivide the parcel into two individual lots. Each lot will be improved with a semi attached three-family residence containing three accessory apartments. Site access will be provided via a single curb cut on Gibbs Court, and a total of 12 off-street parking spaces are proposed.

No issues with CDRC report.

Override comments # 5, 6, 10 & 15 of the GML letter dated 7/20/2026.

Public Hearing closed at 8:25pm
(No one spoke)

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

Board Comments:

- Bench in play area
- Sidewalk connecting to street

RESOLUTION

SUBDIVISION PLAT (MINOR)

- WHEREAS, The Ramapo Planning Board has received an application from Gibbs Gardens LLC (applicant) and Mosdos Sanz Klausenburg of Monsey (owners) for Site Development Approval at 5 Gibbs Ct, Monsey. The project site consists of a 0.494-acre parcel located at 5 Gibbs Court, identified as Tax Map No. 49.15-2-32. The site is currently developed with a three-story structure utilized as a school. The applicant proposes to demolish the existing building and subdivide the parcel into two individual lots. Each lot will be improved with a three-family semi-attached residence containing three accessory apartments. Site access will be provided via a single curb cut on Gibbs Court, and a total of 12 off-street parking spaces are proposed. The development will be served by municipal water and sewer systems. The property is located within the R-15C zoning district and will require Subdivision approval and a Site Development Permit.
- 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 it proposed less than three (3) lots; 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 on February 2, 2026; and,
- WHEREAS, The Planning Board issued a Negative Declaration under SEQR at their regularly scheduled meeting of March 10, 2026; and,
- WHEREAS, The Planning Board conducted a public hearing at their regularly scheduled meeting on March 10, 2026 to consider the application for Site Development Permit approval, and,
- WHEREAS, The application was referred to the Rockland County Planning Department on June 25, 2026 and comments provided in a letter dated July 20, 2026; and,
- WHEREAS, The Planning Board conducted a public hearing at their regularly scheduled meeting on July 28, 2026, to consider the application for Minor Subdivision approvals, and,
- WHEREAS, At their regularly scheduled meeting of July 28, 2026, the Planning Board overrode by a supermajority vote the Rockland County Planning Department's specific comments 5, 6, 10, and 15 of the aforementioned Rockland County Planning Department letter dated July 20, 2026; and,
- WHEREAS, The applicant has been before the CDRC on December 17, 2025, through, and 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 2025.049: 5 Gibbs Site Development Permit at 5 Gibbs Court, Monsey with Tax Lot: 49.15-2-32; 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 address the comments contained in the CDRC Report dated May 20, 2026

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

Condition C: GML Overrides for comments 5, 6, 10, and 15

BE IT FURTHER RESOLVED,

The Planning Board overrides Rockland County Planning Department's comments 5, 6, 10, and 15 outlined in their letter dated July 20, 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 (MINOR) Plat approval, subject to CDRC and GML,

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

RESOLUTION

APPROVAL OF SITE DEVELOPMENT PERMIT

WHEREAS, The Ramapo Planning Board has received an application from Gibbs Gardens LLC (applicant) and Mosdos Sanz Klausenburg of Monsey (owners) for Site Development Approval at 5 Gibbs Ct, Monsey. The project site consists of a 0.494-acre parcel located at 5 Gibbs Court, identified as Tax Map No. 49.15-2-32. The site is currently developed with a three-story structure utilized as a school. The applicant proposes to demolish the existing building and subdivide the parcel into two individual lots. Each lot will be improved with a three-family semi-attached residence containing three accessory apartments. Site access will be provided via a single curb cut on Gibbs Court, and a total of 12 off-street parking spaces are proposed. The development will be served by municipal water and sewer systems. The property is located within the R-15C zoning district and will require Subdivision approval and a Site Development 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 classified the application as an Unlisted SEQR Action pursuant to Part 617 of Environmental Conservation Law (ECL) and initiated a coordinated review on February 2, 2026; and,

WHEREAS, The Planning Board issued a Negative Declaration under SEQR at their regularly scheduled meeting of March 10, 2026; and,

WHEREAS, The Planning Board conducted a public hearing at their regularly scheduled meeting on March 10, 2026 to consider the application for Site Development Permit approval, and,

WHEREAS, The application was referred to the Rockland County Planning Department on June 25, 2026 and comments provided in a letter dated July 20, 2026; and,

WHEREAS, The Planning Board conducted a public hearing at their regularly scheduled meeting on July 28, 2026, to consider the application for Minor Subdivision approvals, and,

WHEREAS, At their regularly scheduled meeting of July 28, 2026, the Planning Board overrode by a supermajority vote the Rockland County Planning Department's specific comments 5, 6, 10, and 15 of the aforementioned Rockland County Planning Department letter dated July 20, 2026; and,

WHEREAS, The applicant has been before the CDRC on December 17, 2025, through, and 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 2025.049: 5 Gibbs Site Development Permit at 5 Gibbs Court, Monsey with Tax Lot: 49.15-2-32; 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 address the comments contained in the CDRC Report dated May 20, 2026

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

Condition C: GML Overrides for comments 5, 6, 10, and 15

BE IT FURTHER RESOLVED,

The Planning Board overrides Rockland County Planning Department's comments 5, 6, 10, and 15 outlined in their letter dated July 20, 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 bench in play area and sidewalk connecting to street.

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

2022.042: Orchard Corner Site Development Permit
255-261 North Main Street and 2-6 Orchard Street, Spring Valley
Tax Lot: 50.14-4-61, 62, 63 and 64
Zoning: NS/R-15
Use: Mixed Use Commercial and Residential

Presenting for applicant
Engineer Justin Ferrazzano

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

The plan is to demolish the existing structures and erect a three-story mixed-use building. The ground floor and basement will be allocated for commercial use, while the second and third floors will contain office space. The site will include 99 off-street parking spaces and have access from North Main Street, with an emergency entrance on Orchard Street.

No issues with CDRC report.

Public Hearing closed at 8:41pm
(No one spoke)

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

SEQR RESOLUTION

SEQR NEGATIVE DECLARATION – UNLISTED ACTION

WHEREAS, The Ramapo Planning Board has received an application from Hillcrest Corners LLC (applicant) for Site Development Approval at 255-261 N Main Street & 2-6 Orchard Street. The project site comprises four parcels totaling approximately 1.28 acres, currently occupied by a single-family home and two commercial buildings. The plan is to demolish the existing structures and erect a three-story mixed-use building. The ground floor and basement will be allocated for commercial use, while the second and third floors will contain office space. The site will include 99 off-street parking spaces and have access from North Main Street, with an emergency entrance on Orchard Street. The project will also involve merging four existing lots; 255 and 261 N. Main Street, located in the NS zoning district, and 2 and 6 Orchard Street, located in the R-15 zoning district and will require Subdivision approval and a Site Development 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 May 1, 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 March 13, 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					
Chaim Tauber	X		X		
Hershey Bineth					
Results	Motion carries 5-0-0				

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					
Chaim Tauber	X		X		
Hershey Bineth					
Results	Motion carries 5-0-0				

144 Remsen Avenue

Tax Lot: 51.01-3-61

Zoning: R-15 A

Use: Two-lot Subdivision- Lot 1 will contain the existing three-story single-family dwelling. Lot 2 will be developed with a two-family dwelling- 3 story building

Presenting for applicant

Engineer Rachel Barese and Expeditor Kalman Herskovits

The property is currently developed with a three-story single-family dwelling. The applicant proposes to subdivide the parcel into two separate lots. Lot 1 will contain the existing three-story single-family dwelling. Lot 2 will be developed with a two-family dwelling. Access to Lot 2 will be provided via a private driveway, with a total of six off-street parking spaces proposed. The applicant agreed to make a single-family dwelling with one accessory apartment on lot 2 instead of a two-family dwelling. The applicant decided to do a three-family dwelling by right, by choosing to subdivide the property.

Yehudas Kas, 140 Remsen: Ms. Kas stated safety concerns and how this property will take away the value of her house. She does not want to see construction on the property.

Motion made to adjourn application to August 11, 2026 with Public Hearing remaining open,

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

Motion to Adjourn 8:42pm,

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

Next Meeting is Tuesday, August 11, 2026