

PLANNING BOARD

YISROEL EISENBACH
Acting Chairperson

Members

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

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Suffern New York 10901
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TOWN OF RAMAPO
TOWN CLERK'S OFFICE
HANNAH ROSS
Secretary
2026 AUG 18 A 9:34

Planning Board Minutes
August 11, 2026

☒ Draft Minutes

☒ Adopted Minutes, Date of Adoption August 17, 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	VIA ZOOM	
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 7:37 PM

Approval of Planning Board Meeting Minutes from July 28, 2026,

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

2022.044: Heights Division

Motion to grant 3rd 90-day extension,

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

2025.056: 144 Remsen Ave Subdivision (Minor)

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

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

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. Since last time before the board the applicant has reduced the size of the footprint and is now proposing a single-family dwelling with one accessory apartment instead of a two-family family dwelling.

No issues with CDRC report.

Ms. Katz, 140 Remsen Avenue stated she has big safety concerns with this application and is not in favor of it.

Mr. Shlesinger, (the applicant) stated he is aware of the safety.

Public Hearing closed at 7:55pm.

	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				

Mr. Tauber suggested if possible to add a 2ft wide black top in front of the applicant's property.

SEQR RESOLUTION

SEQR NEGATIVE DECLARATION – Unlisted Action

WHEREAS, The Ramapo Planning Board has received an application from Pinchus Shlesinger (applicant) for a minor subdivision permit at 144 Remsen Avenue. The project site consists of a 0.489-acre parcel located at 144 Remsen Avenue, identified as Tax Map No. 51.01-3-61. 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. Both lots will be served by municipal water and sanitary sewer. The property is located within the R-15A Zoning District and the proposed action requires Subdivision approval; and,

- 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; and,
- WHEREAS, The Planning Board has received a Short Environmental Assessment Form ("SEAF") for the project dated January 5, 2026, with Part I completed by the applicant. The Town of Ramapo Planning Board determined this application to be Type 1 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 3, 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 II and III of the SEAF, 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 II and III 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 subject to CDRC,

	Motion	2nd	Ayes	Nays	Abstain
Yisroel Eisenbach			X		
Leo Moster			X		
Yakov Basch		X	X		
Abraham Ciment					X
Leba Berkowitz			X		
Chaim Tauber	X		X		
Hershey Bineth			X		
Results	Motion carries 6-0-1				

Motion made to grant Sketch Plat,

	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 6-0-1				

Motion made to refer to ZBA with a favorable recommendation,

	Motion	2nd	Ayes	Nays	Abstain
Yisroel Eisenbach			X		
Leo Moster			X		
Yakov Basch			X		
Abraham Ciment					X
Leba Berkowitz		X	X		
Chaim Tauber	X		X		
Hershey Bineth			X		
Results	Motion carries 6-0-1				

2024.050: Davis Sport Shop Site Development Permit / Special Use Permit**120 Route 17N Sloatsburg****Tax Lot: 39.17-1-2****Zoning: CS****Use: Retail**Presenting for applicant**Engineer Avi Weinberg**

The shop is a retailer of sporting equipment. The applicant seeks to expand the building with a 6,597 square-foot addition, which will include additional storage space and a 14-lane gun range. The gun range will be ancillary to the retail shop. There will be no increase in retail space as part of the proposed application. 36 required parking spaces and 39 are being provided.

SEQR CLASSIFICATION RESOLUTION**PRELIMINARY CLASSIFICATION OF ACTION AND LEAD AGENCY COORDINATION**

WHEREAS, The Town of Ramapo Planning Board has received an application from Davis Sport Shop (applicant/owner) represented by WeinbergLim Engineering, for amended site development plan approval at 120 Route 17N, Sloatsburg. The project site covers 1.23 acres and is currently occupied by Davis Sport Shop, located at 120 Route 17N. The shop is a retailer of sporting equipment. The applicant seeks to expand the building with a 6,597 square-foot addition, which will include additional storage space and a 14-lane gun range. The gun range will be ancillary to the retail shop. There will be no increase in retail space as part of the proposed application. The site is situated in the CS zoning district.

WHEREAS, 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 December 20, 2024, 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, 6 NYCRR 617.6(b)(2) indicates that when more than one agency is involved, a lead agency must be established prior to a determination of significance when it proposes to undertake, fund, or approve a Type I or Unlisted Action; 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

1. the application for Site Development Permit approval for Davis Sport Shop constitutes an action that is subject to SEQR; and,
2. approval of the proposed site plan constitutes an Unlisted Action which is subject to SEQRA; and,
3. that the Planning Board hereby determines that the proposed action is not located in or adjacent to an agricultural district and therefore is not subject to the provisions of the Agriculture and Markets Law; and,
4. a Short EAF is required for determining the significance of the proposed action; and,

BE IT FURTHER RESOLVED,

that the Planning Board hereby determines that other involved and interested agencies with respect to this action may include: (1) Ramapo Zoning Board of Appeals; (2) Veolia Water; (3) Rockland County Sewer District No. 1; (4) Rockland County Planning Department; (5) Rockland County Dept of Health; (6) Rockland County Highway Drainage Agency; and, (7) NYSDOT Region 8

BE IT FURTHER RESOLVED,

that the Planning Board hereby determines that coordinated SEQR review of this action will be undertaken in accordance with 6 NYCRR Part 617.6; and,

BE IT FURTHER RESOLVED,

that the Planning Board hereby authorizes and directs the Town Planning Department to initiate a coordinated review by filing a copy of the site plan application, EAF - Part 1 and appropriate notice with involved agencies, and notifying said agencies that a Lead Agency must be agreed upon within thirty (30) calendar days of the date of mailing said notice; and,

BE IT FURTHER RESOLVED,

that the Planning Board hereby authorizes and directs the Town Planning Department to notify interested agencies of the proposed action; and,

BE IT FURTHER RESOLVED,

that the Planning Board as an involved agency with the broadest governmental powers for investigation of the environmental impacts of the proposed action, hereby declares its desire to assume Lead Agency status for the purpose of SEQR review; and,

BE IT FURTHER RESOLVED,

that having notified the involved agencies of the Planning Board's desire to be Lead Agency, the Planning Board hereby declares it shall be Lead Agency for SEQR review of the proposed action unless objection to such designation is received from any involved agency within the above specified thirty day (30) time period.

Motion to Classify as an Unlisted Action and to Initiate a Coordinated Review subject to CDRC,

	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				

2026.028: Remsen Estates Amended Subdivision (Major)
1,2,5,6,9,10,13,14,17,18 Garden Circle
Tax Lot: 56.10-2-10.1 through 10.10
Zoning: R-15A
Use: Amended Subdivision: Remove Sidewalk Requirement

Presenting for applicant
Attorney Paul Baum

H. Ross read the legal notice. Affidavits of posting and mailing have been received on this application. The project site consists of ten lots located on Garden Circle within a previously approved subdivision. The subdivision received Planning Board approval on October 29, 2019. As part of that approval, sidewalks were required to be installed along the frontage of Garden Circle. The current property owners within the subdivision have submitted an application requesting that the sidewalk requirement be removed. The elimination of the sidewalk requires an amendment to the previously approved subdivision, subject to review and approval by the Planning Board.

The board had some concerns in regard to removing the sidewalk since the map was signed and filed with the county. They also had concerns since the area wasn't yet fully developed.

Mr. Baum will need to go back and find the revised site plans and see when the sidewalks first appeared and if they were presented like that to the board.

Applicant adjourned to October 13, 2026. Public Hearing remains open.

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

2025.054: 137 South Central Subdivision (Minor)
137 South Central & 16 Noyes Ave, Spring Valley
Tax Lot 57.18-2-26.1 & 26.2
Zoning: R-15
Use: two-lot subdivision with two-family dwellings

Presenting for applicant
Engineer Rachel Barese

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

The Planning Board granted approval for a two-lot subdivision with each lot to include a single-family home on May 27, 2025, under Application No. 2024.026. Any proposed amendments to the plans, including a modification to two-family dwellings, requires further review and approval by the Planning Board. Because the applicant is proposing these changes, the application must be returned to the Planning Board for further consideration. Sidewalks are proposed along South Central and Noyes.

No issues with CDRC report.

Override disapproval comments #1, 2, 10, 11, 12, 13 & 14 of the GML letter.

Applicant will comply with the Rockland County Highway Department letter dated May 7, 2026.

Public Hearing closed at 8:52pm
(No one spoke)

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

RESOLUTION

AMENDED SUBDIVISION PLAT (Minor)

WHEREAS, The Town of Ramapo Planning Board granted approval for a two-lot subdivision with each lot to include a single-family home on May 27, 2025, under Application No. 2024.026. Any proposed amendments to the plans, including a modification to two-family dwellings, requires further review and approval by the Planning Board. Because the applicant is proposing these changes, the application must be returned to the Planning Board for further consideration. The property is located within the R-15 Zoning District, and the proposed changes will require an amended subdivision approval.

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 **Minor** Subdivision in accordance with the Town of Ramapo Subdivision Regulations,

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 9, 2026; and,

WHEREAS, The Planning Board issued a Negative Declaration under SEQR at their regularly scheduled meeting of March 24, 2026; and,

WHEREAS, The application was referred to the Rockland County Planning Department on July 9, 2026, with comments provided in a letter dated August 6, 2026. The Rockland County Planning Department Recommendation with modification, and,

WHEREAS, The Planning Board conducted a public hearing at their regularly scheduled meeting on March 24, 2026, to consider the application for Minor Subdivision approval, and,

WHEREAS, At their regularly scheduled meeting of August 11, 2026, the Planning Board overrode by a supermajority vote the Rockland County Planning Department's specific comments 1, 2, 6, 10, 11, 12, 13, & 14 of the aforementioned Rockland County Planning Department letter dated August 6, 2026; and,

WHEREAS, The applicant has been before the CDRC on June 3, 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 approval for an **Amended Subdivision Plat (Minor)** for application 2025.054: 137 South Central Avenue & 16 Noyes Avenue, Spring Valley with Tax Lot: 57.18-2-26.1 & 26.2, and,

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 June 3, 2026

Condition B: GML Overrides for comments 1, 2, 6, 10, 11, 12, 13, & 14

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, 6, 10, 11, 12, 13, & 14 outlined in their letter dated August 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 Amended Subdivision (Minor) Plat approval subject to CDRC and Override disapproval comments #1, 2, 10, 11, 12, 13 & 14 of the GML letter,

	Motion	2nd	Ayes	Nays	Abstain
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				

2026.003: 30 Mirror Lake Road Subdivision (Minor)

30 Mirror Lake Road, Spring Valley

Tax Lot: 50.19-3-36

Zoning: R-15

Use: 2 lot subdivision with two-family on each

Presenting for applicant

Engineer Rachel Barese

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 remove the existing house and subdivide the parcel into two individual lots, each to be developed with a two-family residence.

No issues with CDRC report.

Public Hearing closed at 9:04pm

(No one spoke)

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

Leba Berkowitz			X		
Chaim Tauber			X		
Hershey Bineth			X		
Results	Motion carries 7-0-0				

SEQR RESOLUTION

SEQR NEGATIVE DECLARATION – Unlisted Action

WHEREAS, The Town of Ramapo Planning Board has received an application from 30 Mirror Lake LLC (applicant/owner) represented by HiRise Developers Inc, for Subdivision approvals at 30 Mirror Lake Road, Spring Valley. The project site consists of a 0.541-acre parcel located at 30 Mirror Lake Road, identified as Tax Map No. 50.19-3-36. The site is currently occupied by a single-family residence. The applicant proposes to remove the existing house and subdivide the parcel into two individual lots, each to be developed with a two-family residence. The lots will be served by municipal water and sewer. The project is located within the R-15 zoning district and will require Subdivision Approval; and,

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; and,

WHEREAS, The Planning Board has received a Short Environmental Assessment Form ("SEAF") for the project dated January 15, 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 10, 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 II and III of the SEAF, 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 II and III 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 subject to CDRC,

	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				

Motion made to grant Sketch Plat,

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

Motion made to refer to ZBA without recommendations,

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

2025.040: 62-64 Hempstead Road Subdivision

62-64 Hempstead Road, Spring Valley

Tax Lot 50.10-2-91.1, 91.2, 92.1 & 92.2

Zoning: R-15

Use: 4 lot sub Two-family Residential – 2 Family on each lot

Presenting for applicant

Engineer Rachel Barese and Leo Stauber

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

A four-lot subdivision consisting of single-family homes was approved by the Ramapo Planning Board on May 28, 2024, under Ramapo Planning Number 2022.036. The current proposal includes two-family homes on each lot. As noted in the 2024 approval, any modification to the lots or proposal for two-family dwellings requires the applicant to return to the Planning Board.

No issues with CDRC report.

Override comments #1, 2, 14, 15 & 17 of the GML.

Yoely Leichter, 68 Hempstead Road stated he is in favor of this application.

Public Hearing closed at 9:18pm

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

Board Comments:

- Add another bus shelter near the already proposed one.
- Add two benches to the play area.

RESOLUTION

SUBDIVISION PLAT (MAJOR/REALTY)

WHEREAS, The Ramapo Planning Board has received an application from 62 Hempstead LLC (applicant/ owner) for Subdivision Permit approvals at 62-64 Hempstead Road, Spring Valley. The project is for a four-lot subdivision that included single-family homes was approved by the Ramapo Planning Board on May 28, 2024 under Ramapo Planning Number 2022.036. If the applicant was to make modifications to the lot or proposed two-family units, it would be required that the applicant return to the Planning Board which is what the applicant is proposing. The project is located in the R-15 Zoning District and will require subdivision approval; and

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 it proposed more than three (3) lots; 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 on December 18, 2025; and,

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

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

WHEREAS, The application was referred to the Rockland County Planning Department on July 9, 2026 and comments provided in a letter dated August 6, 2026; and,

WHEREAS, The Planning Board conducted a public hearing at their regularly scheduled meeting on August 11, 2026, to consider the application for Major/Realty Subdivision approval, and,

WHEREAS, At their regularly scheduled meeting of August 11, 2026, the Planning Board overrode by a supermajority vote the Rockland County Planning Department's specific comments 1, 2, 14, 15, & 17 of the aforementioned Rockland County Planning Department letter dated August 6, 2026; and,

WHEREAS, The applicant has been before the CDRC on September 3, 2025, through, and June 3, 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 Subdivision approval for application 2025.040: 62-64 Hempstead Road amended subdivision, Permit at 62-64 Hempstead Road, Spring Valley with Tax Lots: 50.10-2-91.1, 91.2, 92.1 & 92.2;

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 June 3, 2026

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

Condition C: GML Overrides for comments 1, 2, 14, 15, & 17

BE IT FURTHER RESOLVED,

The Planning Board overrides Rockland County Planning Department's comments 1, 2, 14, 15, & 17 outlined in their letter dated August 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 Final Subdivision (Major/Realty) approval subject to CDRC, Override comments #1, 2, 14, 15 & 17 of the GML, provide another bus shelter and two benches in play area,

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

Motion to adjourn at 9:19pm,

	Motion	2nd	Ayes	Nays	Abstain
Yisroel Eisenbach	X		X		
Leo Moster			X		
Yakov Basch		X	X		
Abraham Ciment			X		
Leba Berkowitz			X		
Chaim Tauber			X		

Hershey Bineth			X		
Results	Motion carries 7-0-0				

Next Meeting is Monday, August 17, 2026