

# Town of Ramapo

## ZONING BOARD OF APPEALS

CHARLENE WEAVER  
Chairperson

237 Route 59  
Suffern New York 10901  
(845) 357-5100  
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TOWN OF RAMAPO  
TOWN CLERK'S OFFICE  
ASHLEY TORTORA  
Paralegal Specialist I  
2026 AUG 21 A 10:11

### Members

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



## Zoning Board of Appeals Minutes August 6, 2026

☒ Draft Minutes

☐ Adopted Minutes, Date of Adoption

| <u>Zoning Board Attendance</u> | In Attendance | Absent |
|--------------------------------|---------------|--------|
| Charlene Weaver                | X             |        |
| Shimon Singer                  | X             |        |
| Yola Journal                   | X             |        |
| Abraham Herskovits             | X             |        |
| Joseph Weiss                   | X             |        |

| <u>Town / Professional Staff Attendance</u> | In Attendance | Absent |
|---------------------------------------------|---------------|--------|
| Ashley Tortora, Paralegal Specialist I      | X             |        |
| Ian Smith, Building Inspector               | X             |        |
| Abigail Shvartsman, Consulting Attorney     | X             |        |

Chairwoman Weaver called the meeting to order at 7:17 PM

### MEETING MINUTES:

Ms. Journal made a motion to approve meeting minutes from the July 16, 2026 Zoning Board of Appeals meetings. Mr. Singer seconded the motion. Motion carried 5-0-0.

### ADJOURNMENTS:

**ZBA 26-424 16 Highview Road LLC 16 Highview Road**

Mr. Singer made a motion to adjourn Application ZBA 26-424 to September 17, 2026. Mr. Singer seconded the motion. Motion carried 5-0-0.

**ZBA 26-410 Judith Korn 28 East Hickory Street**

Ms. Journal made a motion to adjourn Application ZBA 26-410 without date. Mr. Herskovits seconded the motion. Motion carried 5-0-0.

**ZBA 26-418 67 Babcock LLC 67 Babcock Lane**

Mr. Herskovits made a motion to adjourn Application ZBA 26-418 to September 17, 2026. Ms. Journal seconded the motion. Motion carried 5-0-0.

**PUBLIC HEARINGS:**

**ZBA 26-425 Berish Brunner 93 Carlton Road**

Mr. Smith read the legal notice into the record. Affidavits of posting and mailing have been received on this application.

Presenting was the Applicant Berish Brunner.

The application proposes a two-lot subdivision with a single-family dwelling on each lot.

A GML was not required on this application.

No one spoke at the public hearing.

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

Mr. Singer read the balancing test into the record.

Mr. Singer made a motion to approve application ZBA 26-425 with the condition the applicant provide sidewalks to the street frontage. Mr. Weiss seconded the motion. Motion carried 5-0-0.

**ZBA 26-421 Western Gardens LLC 156 West Eckerson Road**

Mr. Smith read the legal notice into the record. Affidavits of posting and mailing, GML and GML response have been received on this application.

Presenting for the Applicant was Attorney Ryan Karben.

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

Override disapproval and comments #1, 2, 3, 4, 5 & 8 of the GML letter dated July 20, 2026.

Mr. Singer made a motion to adjourn application ZBA 26-421 to October 15, 2026. Mr. Weiss seconded the motion. Motion carried 5-0-0.

Since this is a use variance application the board requests the following before returning on October 15, 2026:

1. A letter from an accountant.
2. Pictures of the surrounding area/houses in the area.
3. Argument why this is not self-created.

**ZBA 26-419 Joseph and Brocha Goldberger 1 Johanna Lane**

Mr. Smith read the legal notice into the record. Affidavits of posting and mailing, GML and GML response have been received on this application.

Presenting for the Applicant was Expeditor Kalman Herskovits.

The applicant proposes an addition to Unit 102 of an existing two-family dwelling.

Override comment #1 of the GML letter dated July 22, 2026.

No one spoke at the public hearing.

Mr. Herskovits made a motion to close the public hearing. Ms. Journal seconded the motion. Motion carried 4-0-0.

Mr. Herskovits read the balancing test into the record.

Mr. Herskovits made a motion to approve application ZBA 26-419 overriding comment #1 on the GML and with the condition the FAR is 70%. Mr. Weiss seconded the motion. Motion carried 4-0-0.

**ZBA 26-422    136 Union LLC            136 Union Road**

Mr. Smith read the legal notice into the record. Affidavits of posting and mailing, GML and GML response have been received on this application.

Presenting for the Applicant was Expeditor Kalman Herskovits.

The applicant proposes a two-family dwelling.

Override disapproval and comments #1, 7 and 8 of the GML dated July 15, 2026.

No one spoke at the public hearing.

Ms. Journal made a motion to close the public hearing. Mr. Herskovits seconded the motion. Motion carried 4-0-0.

Ms. Journal read the balancing test into the record.

Ms. Journal made a motion to approve application ZBA 26-422 overriding the disapproval and comments #1, 7 & 8 of the GML letter and the condition the applicant must provide sidewalks to both fronts of the property. Mr. Weiss seconded the motion. Motion carried 4-0-0.

**Motion to Adjourn 8:15pm,**

|                    | Motion               | 2nd | Ayes | Nays | Abstain |
|--------------------|----------------------|-----|------|------|---------|
| Charlene Weaver    |                      |     | X    |      |         |
| Shimon Singer      |                      |     |      |      |         |
| Abraham Herskovits | X                    |     | X    |      |         |
| Joseph Weiss       |                      |     | X    |      |         |
| Yola Journal       |                      | X   | X    |      |         |
| Results            | Motion carries 4-0-0 |     |      |      |         |

**Next Meeting is Thursday, August 20, 2026**