

PLANNING BOARD

YISROEL EISENBACH
Acting Chairperson

Members

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**Town of Ramapo
Planning Board**

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TOWN OF RAMAPO
TOWN CLERK'S OFFICE
HANNAH ROSS
Secretary

2026 AUG 26 A 11:30

Planning Board Minutes
August 17, 2026

☐ Draft Minutes

☒ Adopted Minutes, Date of Adoption August 25, 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
Abigail Shvartsman, 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 7:31 PM

Approval of Planning Board Meeting Minutes from August 11, 2026,

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

2024.051: Monsey Luxury Living

Motion to grant 1st 90-day extension,

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

2026.009: 114 Rock Hill Road Subdivision

114 Rock Hill Rd, Spring Valley, NY 10977

Tax Lot: 57.13-1-61

Zoning: R-15

Use: Single Family on one lot and build a new 2 family detached on the new parcel

Presenting for applicant

Engineer Rachel Barese and Expeditor Kalman Herskovits

The site is currently occupied by a single-family semi-attached residence. The applicant is proposing to subdivide the parcel into two individual lot. Lot 1 will consist of the existing single-family semi-attached home. Lot 2 will consist of a new two-family residence. Lot two will be accessed via a common driveway using the existing curb cut onto Rock Hill Road. Sidewalks are proposed along the entire property line.

Board Comments:

- Get clean review letters.
- Look into putting house in different direction to have more frontage.

SEQR CLASSIFICATION RESOLUTION

PRELIMINARY CLASSIFICATION OF ACTION AND LEAD AGENCY COORDINATION

- WHEREAS, The Town of Ramapo Planning Board has received an application from Cong Mesifta Beth Shraga (applicant/owner) represented by Construction Expediting, for Minor Subdivision plan approval at 120 Route 114 Rock Hill Road, Spring Valley. The project site is a 0.397-acre parcel located at 114 Rock Hill Road, identified as Tax Map No. 57.13-1-61. The site is currently occupied by a single-family semi-attached residence. The applicant is proposing to subdivide the parcel into two individual lots. Lot 1 will consist of the existing single-family semi-attached home. Lot 2 will consist of a new two-family residence. Lot 2 will be accessed via a common driveway using the existing curb cut onto Rock Hill Road. 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, The Code of the Town of Ramapo provides the Planning Board with the authority to approve Minor Subdivision Permit applications; and,
- WHEREAS, the Planning Board has received a Short Environmental Assessment Form ("SEAF") for the project dated February 9, 2026, 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 Subdivision Permit Approval for 114 Rock Hill Road Subdivision 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) Village of Spring Valley; (3) Veolia Water; (4) Rockland County Sewer District No. 1; (5) Rockland County Planning Department; (6) Rockland County Dept of Health; and,

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,

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

2025.045: 310 Spook Rock Road Subdivision (Minor)
310 Spook Rock Road,
Tax Lot: 56.05-1-43
Zoning: R-25
Use: Two lot subdivision with single family on each lot
Project update

Presenting for applicant
Expeditor Kalman Herskovits

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

Currently, the site is occupied by a two-story single-family home. The applicant plans to subdivide the property into two lots. Lot 1 will retain the existing house, while a new single-family home will be constructed on Lot 2. The lots will be accessed through the current curb cut on Bayberry Drive. Variances have been granted by the ZBA.

No issues with CDRC report.
Override Comment #1 of the GML

Public Hearing closed at 7:57pm

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

RESOLUTION

SUBDIVISION PLAT (MINOR)

- WHEREAS, The Ramapo Planning Board has received an application from Chaim and Blima Tauber (applicant) and for Minor Subdivision Approval at 310 Spook Rock Road, Monsey. The project site is a 0.76-acre parcel located at 310 Spook Rock Road, identified by Tax Map Number 56.05-1-43. Currently, the site is occupied by a two-story single-family home. The applicant plans to subdivide the property into two lots. Lot 1 will retain the existing house, while a new single-family home will be constructed on Lot 2. The lots will be accessed through the current curb cut on Bayberry Drive. Both lots will have access to municipal water and sewer services. The site is located within the R-25 zoning district and will require 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 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 December 18, 2025; and,
- WHEREAS, The Planning Board issued a Negative Declaration under SEQR at their regularly scheduled meeting of February 10, 2026; and,
- WHEREAS, The Planning Board conducted a public hearing at their regularly scheduled meeting on February 10, 2026 to consider the application for Site Development Permit approval, and,
- WHEREAS, The applicant applied for and was granted area variances from the Ramapo Zoning Board of Appeals on March 26, 2026, as case number ZBA 26-367, for Phase I of the proposed action; and,

WHEREAS, The application was referred to the Rockland County Planning Department on July 9, 2026; and,

WHEREAS, The Planning Board conducted a public hearing at their regularly scheduled meeting on August 17, 2026, to consider the application for Minor Subdivision Permit approval, and,

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

WHEREAS, The applicant has been before the CDRC on October 22, 2025, through, June 17, 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 Minor Subdivision Permit approval for application 2025.045: 310 Spook Rock Road Subdivision at 310 Spook Rock Road, Monsey with Tax Lot: 56.05-1-43; and,

BE IT FURTHER RESOLVED,

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

Condition A: Adequately address the comments contained in the CDRC Report dated June 17, 2026, revised August 11, 2026

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

Condition C: GML Overrides for comment 1

BE IT FURTHER RESOLVED,

The Planning Board overrides Rockland County Planning Department's comment 1 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 (MINOR) Plat 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					
Results	Motion carries 6-0-0				

2 Greene Road, Spring Valley
Tax Lot: 50.15-4-41
Zoning: R-15
Use: 2-lot sub with SF each lot

Presenting for applicant
Engineer Rachel Barese and Expeditor Kalman Herskovits

The property is currently occupied by a single-family residence. The applicant proposes to demolish the existing structure and subdivide the parcel into two residential lots. Each proposed lot will accommodate a single-family dwelling and will have access to Greene Road. A sidewalk is proposed along the frontage.

Board Comments:

- Add note on map application is for a Single-Family only and if the applicant decides to change that they will need to return to the Planning Board.
- Make the two lots closer to 10,00sf each.
- Look into moving driveway away from the corner/intersection.

SEQR CLASSIFICATION RESOLUTION

PRELIMINARY CLASSIFICATION OF ACTION AND LEAD AGENCY COORDINATION

- WHEREAS, The Town of Ramapo Planning Board has received an application from Abraham Breuer (applicant/owner) represented by Construction Expediting, for Minor Subdivision plan approval at 2 Greene Road, Spring Valley. The project site is a 0.445-acre parcel located at 2 Greene Road, identified as Tax Map No. 50.15-4-41. The property is currently occupied by a single-family residence. The applicant proposes to demolish the existing structure and subdivide the parcel into two residential lots. Each proposed lot will accommodate a single-family dwelling and will have access to Greene Road. The development will be served by the existing municipal water and sewer. The site is located within the R15 Zoning District and will require Subdivision approval.
- WHEREAS, The Code of the Town of Ramapo provides the Planning Board with the authority to approve Minor Subdivision Permit applications; and,
- WHEREAS, the Planning Board has received a Short Environmental Assessment Form ("SEAF") for the project dated May 11, 2026, 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 Subdivision Permit Approval for 2 Greene Road Subdivision 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 Drainage Agency; and

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,

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

2026.038: PFAS Saddle River Well #53 Site Development Permit Approval

756 Saddle River Road, Monsey

Tax Lot: 62.18-2-19

Zoning: RR-50

Use: Public Utility Facility

Presenting for applicant

Lino Sciaretta, Maria Stepanova, Colleen Meehan

Veolia Water New York Inc. plans to construct upgrades to the existing Saddle River well site using the design, bid, build project delivery method. This method will be utilized to comply with the state and federal drinking water regulations for per- and polyfluoroalkyl substances (PFAS). The existing facility has one well in operation, with a pumping capacity of 500 gallons per minute (gpm). The existing treatment for the well includes a chemical treatment with orthophosphate for corrosion inhibition and disinfection with sodium hypochlorite. Raw water will pass through a prefilter unit followed by the granular activated carbon (GAC) treatment system in a lead-lag configuration. The water will be dosed with sodium hypochlorite, and orthophosphate from new 50-gallon chemical storage tanks. The planned upgrade will add PFAS treatment to comply with the United States Environmental Protection drinking water maximum contaminant level (MCL) of 4 ppt for PFOA and PFOS, but will not increase the well capacity. The well will remain operational during construction, with limited disruption during tie-ins and testing of the new treatment system.

SEQR RESOLUTION

PRELIMINARY CLASSIFICATION OF ACTION – TYPE II ACTION

- WHEREAS, The Planning Board has received an application from Veolia Water New York Inc. (applicant/ owner) for a site development permit at 15 Ravenna Drive. The project site consists of an existing Veolia Water New York well facility located at 756 Saddle River Road, identified as Tax Lot 62.18-2-19. The applicant is proposing to construct a new PFAS treatment building and associated site improvements to serve the existing Saddle River Well No. 53. The project is located within the RR-50 Zoning District and will require a Site Development Permit approval.
- 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 dated July 14, 2026, 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:

1. the application by Veolia Water New York Inc. 756 Saddle River Road, Monsey, NY 10952 constitutes a Type II action pursuant to Part 617 of Environmental Conservation Law; and,
2. 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		
Leo Moster			X		
Yakov Basch			X		
Hershey Bineth			X		
Abraham Ciment	X		X		
Leba Berkowitz		X	X		
Chaim Tauber					

Results	Motion carries 6-0-0
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A public hearing will be scheduled on October 27, 2026.

2025-031: Thirty Nine Group LLC Subdivision (Major/Realty)

39 Grove Street

Tax Lot: 56.11-3-34

Zoning: R-15A

Use: Residential Subdivision

Presenting for applicant

Attorney Joe Haskell and Engineer Matt Raquel

Currently, the site features a single-family residence and several outbuildings. The applicant proposes to remove these existing structures and subdivide the parcel into 6 individual lots, each with a two-family residence. Access to the lots will be via a private road from Grove Street, and 30 off-street parking spaces available. The proposal includes extending the water and sewer lines to serve the new development. A fire hydrant is proposed on the site. A play area is proposed between lots 5 & 6.

Board Comments:

- Add two bus shelters close to Grove Street.
- Make two separate play areas with play equipment.
- Add benches to the play area.

Motion to adjourn at 8:58pm,

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

Next Meeting is Tuesday, August 25, 2026