

**TOWN OF RAMAPO  
PLANNING BOARD AGENDA  
SEPTEMBER 20, 2011**

1) **MCNAT BUILDING, INC.** – **Adjourned from August 16, 2011** - Public Hearing for a Revised Final Site Plan Approval of a drawing entitled McNat Building, consisting of an existing 8,900± square foot commercial building on 1.141 acres. The property in question is located on the east side of Route 17, at the intersection of Sterling Mine Road, which is known and designated on the Ramapo Tax Map as Section 38.16-1-3 in a PI zone.

Applicant: McNat Building, Inc., 174 Route 17, Sloatsburg, New York

2) **FRIEDWALD HOUSE** – **Adjourned from August 16, 2011** - Public Hearing for a determination of potential environmental impacts pursuant to 6 NYCRR Part 617 State Environmental Quality Review Act (SEQRA), and Site Plan Approval, and referral to the Zoning Board of Appeals, with respect to a drawing entitled Friedwald House, consisting of an interior alteration, modernization and installation of a 9-station chronic renal dialysis unit to an existing residential health care facility, on 5.05 acres. The property in question is located on the south side of New Hempstead Road, approximately 250± feet east of Old Schoolhouse Road, which is known and designated on the Ramapo Tax Map as Section 42.15-2-33 in an R-35 zone.

Applicant: Friedwald House, 475 New Hempstead Road, New City, New York

3) **CONGREGATION OHEL NEMAN** – **Adjourned from July 12, 2011** - Public Hearing for a determination of potential environmental impacts pursuant to 6 NYCRR Part 617 State Environmental Quality Review Act (SEQRA) Site Plan Discussion, and referral to the Zoning Board of Appeals, with respect to a drawing entitled Congregation Ohel Neman, consisting of a Local House of Worship and rabbi's residence on .81 acres. The property in question is located on the south side of Briarwood Lane, approximately 580 feet west of College Road, which is known and designated on the Ramapo Tax Map as Section 49.14-1-80 in an R-50 zone.

Applicant: Congregation Ohel Neman, 6 Briarwood Lane, Suffern, New York

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4) **STEIN SUBDIVISION** – Public Hearing for a Preliminary Subdivision Approval and Final Subdivision Approval of a drawing entitled Stein Subdivision, consisting of a six (6) lot subdivision from 1.63 acres. The property in question is located on the east side of Remsen Avenue, approximately 490 feet south of Hilda Lane, which is known and designated on the Ramapo Tax Map as Sections 56.10-3-7 & 9 in an R-15A zone.

Applicants: Shimon Semp, 36 Remsen Avenue, Monsey, New York and Matisyahu Dinkels, 30 Remsen Avenue, Monsey, New York

5) **SALLOMAX SUBDIVISION** – Public Hearing for a Final Subdivision Approval of a drawing entitled Sallomax, consisting of a two (2) lot subdivision from 0.42 acres, with a three family semi-attached dwelling on each lot. The property in question is located on the southwest side of Ronald Drive, approximately 120 feet southwest of Nancy Lane, which is known and designated on the Ramapo Tax Map as Section 49.20-3-48 in an R-15C zone.

Applicant: Max Salaman, 1525 52<sup>nd</sup> Street, Brooklyn, New York

6) **NEW CINGULAR WIRELESS** – Public Hearing for a Final Site Plan Approval and a Special Permit Approval of a drawing entitled AT&T Sterling Mine Site #N-491, consisting of a wireless telecommunication facility with a 100 foot tall monopole and 2,500 square foot fenced equipment compound on 1.84 acres. The property in question is located on the south side of Sister Servants Lane, approximately 2,500 feet south of County Road 72, which is known and designated on the Ramapo Tax Map as Section 38.17-1-1 in RR-80 zone.

Applicant: New Cingular Wireless PCS, LLS (AT&T), 340 Mount Kemble Avenue, Morristown, New Jersey

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7) **HERRICK WOODS SUBDIVISION** – Public Hearing for a determination of potential environmental impacts pursuant to 6 NYCRR Part 617 State Environmental Quality Review Act (SEQRA), and Sketch Plat Approval, and referral to the Zoning Board of Appeals, with respect to a drawing entitled Herrick Woods Subdivision, consisting of a fourteen (14) lot subdivision from 3.43 acres. The property in question is located on the west side of Herrick Avenue, approximately 125 feet north of Stephens Place, which is known and designated on the Ramapo Tax Map as Section 57.05-2-12, 13 & 14 in an R-15C zone.

Applicant: JB Enterprises, 2 Warren Court, Monsey, New York

8) **MISCELLANEOUS**

- 1) Views of Pomona – Sign Plan Approval
- 2) Eldev, Inc. – Lot Line Change
- 3) Community Outreach Center – Request waiver of Public Hearing
- 4) Community Outreach Center – Reapproval of Final Site Plan
- 5) Congregation Birchos Yosef – 6 Milton Place – Revised Final Site Plan

**PLEASE NOTE: At the time of the meeting, the Board reserves the right to rearrange the order of the hearings.**

**This Agenda was prepared on September 2, 2011 and is subject to change.**

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Anthony Mallia, Director of Building, Planning & Zoning