

**TOWN OF RAMAPO
PLANNING BOARD AGENDA
OCTOBER 4, 2011**

1) **CONGREGATION MESIFTA BETH SHRAGA** – Public Hearing for a Revised Final Site Plan Approval of a drawing entitled Mesifta Beth Shraga, consisting of an addition and renovation to an existing school building and associated site improvements on 1.76 acres. The property in question is located on the west side of Saddle River Road, approximately 400 feet south of West Maple Avenue, which is known and designated on the Ramapo Tax Map as Section 56.11-1-28 in an R-15A zone. Applicant: Congregation Mesifta Beth Shraga, 28 Saddle River Road, Monsey, New York

2) **MONSEY MALL** – **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 Discussion, with respect to a drawing entitled Monsey Mall, consisting of a second and third story addition (residential) and renovation of an existing one story retail center on 3.55 acres. The property in question is located on the north side of Route 59, approximately 350 feet east of Route 306, which is known and designated on the Ramapo Tax Map as Section 56.16-1-7 in an MU-1 zone. Applicant: Monsey Route 59 Associates, LLP, 10 Jeffrey Place, Monsey, New York

3) **CONGREGATION ATERES YISROEL** – 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 Special Permit Approval, with respect to a drawing entitled Ateres Yisroel 2, consisting of a proposed Yeshiva and dormitory, with the addition of one modular unit to the existing temporary modular building, on 4.28 acres. The property in question is located on the west side of Forshay Road, opposite Crabapple Court, which is known and designated on the Ramapo Tax Map as Sections 49.06-1-2.1 and 2.2 in an R-35 zone. Applicant: Congregation Ateres Yisroel, 34 Forshay Road, Monsey, New York

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4) **TALMUD TORAH OHR YOCHANAN** – Public Hearing for a Final Site Plan Approval and Special Permit Approval of a drawing entitled T. T. Ohr Yochanan, consisting of a nursery school on 2.22 acres. The property in question is located on the south side of Highview Road, approximately 200 feet west of Dalewood Drive, which is known and designated on the Ramapo Tax Map as Sections 56.08-1-8 and 9 in an R-25 zone.

Applicant: Shmiel Gross, 67 Decatur Avenue, Spring Valley, New York

5) **CONGREGATION KEHILATH YAKOV PUPA OF MONSEY** – Public Hearing for a determination of potential environmental impacts pursuant to 6 NYCRR Part 617 State Environmental Quality Review Act (SEQRA), and Site Plan Discussion, with respect to a drawing entitled Congregation Kehilath Yakov Pupa of Monsey, consisting of a Local House of Worship, on 0.49 acres (21,291 square feet). The property in question is located on the west side of Suzanne Drive, at the corner of Leon Drive, which is known and designated on the Ramapo Tax Map as Section 56.08-2-21-34 in an R-15C zone.

Applicant: Chaim Werzberger, 74 West Maple Avenue, Monsey, New York

6) **159 & 151 ROUTE 306 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, with respect to a drawing entitled 159 & 151 Route 306 Subdivision, consisting of the subdivision of two lots into four lots on .72 acres. The property in question is located on the west side of Route 306, approximately 270 feet south of Rita Avenue, which is known and designated on the Ramapo Tax Map as Sections 49.19-5-26 and 27 in an R-15C zone.

Applicant: Monsey 306, LLC, 287 Route 59, Monsey, New York

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7) **MEADOWS EAST** – Public Hearing for a Final Site Plan Approval of a drawing entitled Meadows East, consisting of a multiple residence project on 4.38 acres. The property in question is located on the east side of Augusta Avenue, at the corner of Route 59, which is known and designated on the Ramapo Tax Map as Section 56.15-2-1 in an MR-12 zone.

Applicant: Rabbi Chaim Weiss, 10 Elyon Road, Monsey, New York

8) **MISCELLANEOUS**

- A) Basis Medrash Netzach Yisroel – Request waiver of Public Hearing
- B) Bais Medrash Netzach Yisroel – SEQRA and referral to Zoning Board of Appeals
- C) Gan Shemesh Day Care - Request waiver of Public Hearing
- D) Gan Shemesh Day Care - Revised Final Site Plan
- E) Congregation Birchos Yosef (6 Milton Place) - Request waiver of Public Hearing
- F) Congregation Birchos Yosef (6 Milton Place) – Revised Final Site Plan
- G) Pacesetter Park Shopping Center – Field Change

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 14, 2011 and is subject to change.