

Town of Ramapo
237 Route 59
Suffern, New York 10901
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Building, Planning & Zoning

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT a remote Meeting will be held by the Planning Board of the Town of Ramapo on Monday, **September 14, 2020 at 7:30 p.m.**, or as soon thereafter as all matters can be heard at Ramapo Town Hall, 237 Route 59, Suffern, New York. The remote Meeting will be held via the ZOOM platform as Governor Cuomo's Executive Orders allows. The public will be able to watch or listen to or otherwise lawfully participate in the Meeting, which will be recorded, and a transcript will be available later. Minutes of actions taken at the meeting will be filed in the Town Clerk's office as soon as possible. As in-person attendance by board members, applicants and interested members of the public is not permitted because of the COVID-19 Executive Orders issued by the Governor, the procedure for those wishing to participate via ZOOM in the scheduled Public Hearings below will be timely posted on the Town website at WWW.RAMAPO.ORG

At the meeting, the Planning Board will hold Public Hearings on the following applications. Links to files containing the application and supporting documents is available on the Town website.

Details on the on the following Agenda items:

1. Determination of potential environmental impacts pursuant to 6 NYCRR Part 617 State Environmental Quality Review Act (SEQRA), Site Plan Discussion and Special Permit Discussion with respect to Application of Congregation Torah Tmimah C/O Silbiger, 18 Christmas Hill Road, Airmont, NY 10952 of a drawing entitled Congregation Torah Tmimah C/O Silbiger consisting of a renovation of an existing house of worship on 0.26 acres. The property in question is located at **70 Main**

Street on the east side of Main Street, approximately 70 feet south of Maple Leaf Road which is known and designated on the Ramapo Tax Map as Section, Block, Lot 56.11-2-15 in an R15-C zone.

2. Application of Monsey Glatt Plaza, Inc, 190 Route 59, Monsey NY 10952, for Final Site Plan Approval with respect to application of Monsey Glatt Plaza, Inc. of a drawing entitled **Monsey Glatt Plaza**, consisting of the construction of an 8' x 20' storage container, addition of screening to the existing dumpster location, and construction of a small addition to the building which will contain an elevator to an existing retail building, on 1.43 acres. The property in question is located at **190 Route 59** on the north side of Route 59, zero feet west of Bates Drive, which is known and designated on the Ramapo Tax Map as Section 56.10-2-28 in an CS zone.

3. Determination of potential environmental impacts pursuant to 6 NYCRR Part 617 State Environmental Quality Review Act (SEQRA), Site Plan Discussion, Special Permit Discussion, Site Plan Approval and Special Permit Approval with respect to Application of Congregation Bais Yaakov of Ramapo of a drawing entitled **Bais Yaakov of Ramapo** consisting of a proposed addition to an existing school on 17.4 acres. The property in question is located at **984 Route 202** on the west side of Route 202, approximately 400 feet north of Lime Kiln Road, which is known and designated on the Ramapo Tax Map as Section, Block, Lot 32.17-2-3 in an RR-80 zone.

4. Application of Thomas Klein, 5 Ida Road, Monsey NY, 10952, of a drawing entitled Shopper's Haven Amended Site Plan, consisting of Final Site Plan Approval for an expansion of an

existing supermarket – warehouse-retail center to add local convenience commercial, retail office, storage and parking. The applicant proposes to extend the existing building and add a new building fronting on Main Street and a parking structure. The property in question is located at 27 Orchard Street on the east side of NYS Route 306 at the intersection of Orchard Street, which is known and designated on the Ramapo Tax Map as Sections 56.11-2-29.2, in an CS zone.

5. Application of Thomas Klein, 5 Ida Road, Monsey NY, 10952, of a drawing entitled Shopper's Haven Amended Site Plan, consisting of Final Site Plan Approval for an expansion of an existing supermarket – warehouse-retail center to add local convenience commercial, retail office, storage and parking. The applicant proposes to extend the existing building and add a new building fronting on Main Street and a parking structure. The property in question is located at 27 Orchard Street on the east side of NYS Route 306 at the intersection of Orchard Street, which is known and designated on the Ramapo Tax Map as Sections 56.11-2-31 in an CS zone.

6. Application of Thomas Klein, 5 Ida Road, Monsey NY, 10952, of a drawing entitled Shopper's Haven Amended Site Plan, consisting of Final Site Plan Approval for an expansion of an existing supermarket – warehouse-retail center to add local convenience commercial, retail office, storage and parking. The applicant proposes to extend the existing building and add a new building fronting on Main Street and a parking structure. The property in question is located at 27 Orchard Street on the east side of NYS Route 306 at the intersection of Orchard Street,

which is known and designated on the Ramapo Tax Map as Sections 56.12-1-5.2 in an CS zone.

7. Application of Thomas Klein, 5 Ida Road, Monsey NY, 10952, of a drawing entitled Shopper's Haven Subdivision Plat, proposing the resubdivision of three existing lots into three new lots. The property in question is located at 27 Orchard Street on the east side of NYS Route 306 at the intersection of Orchard Street, which is known and designated on the Ramapo Tax Map as Sections 56.11-2-29.2, 31 & 56.12-1-5.2 in an CS zone

8. Determination of potential environmental impacts pursuant to 6 NYCRR Part 617 State Environmental Quality Review Act (SEQRA), Site Plan Discussion and Site Development Plan Approval with respect to Application of Pacesetter 202, LLC, 95 Chestnut Ridge Road, Montvale, NJ 07645 of a drawing entitled **Pacesetter Park** consisting of a proposed addition to an existing shopping center on 10.33 acres. The property in question is located at **1581 Route 202** on the south side of Route 202, approximately 1674 feet east of Camp Hill Road, which is known and designated on the Ramapo Tax Map as Section, Block, Lot 33.05-2-8 in an CS zone.

9. Determination of potential environmental impacts pursuant to 6 NYCRR Part 617 State Environmental Quality Review Act (SEQRA), Site Plan Discussion, Special Permit Discussion, Site Plan Approval and Special Permit Approval with respect to Application of Cong Divrei Chaim, 261 Route 306, Monsey, New York, 10952 of a drawing entitled **261 Route 306 Bnos School** consisting of a proposed addition to an existing school on 1.2 acres. The property in question is located at 261 Route 306 on the west side of Route 306, approximately 200 feet north of Viola Road, which is known and designated on the Ramapo Tax Map as Section, Block, Lot 49.07-1-38 in an R-40 zone.

10. Determination of potential environmental impacts pursuant to 6 NYCRR Part 617 State Environmental Quality Review Act (SEQRA), Sketch plat Approval and Final Subdivision plat Approval for the application of Peter Obe Management, 2 Riverview Court, Pomona, New York, for a Subdivision, with respect to a drawing entitled Proposed Subdivision Plan for **102-104 East Eckerson Road**, consisting of a two lot subdivision with an existing group care facility and two-family home on each lot on 1.3 acres. The property in question is located at 102-104 East Eckerson Road, Spring Valley, New York, on the south side of East Eckerson Road, 80 feet west of Buena Vista Avenue which is known and designated on the Ramapo Tax Map as Sections, Blocks, Lots 50.14-3-14 and 850.14-3-14 in an R-15 zone.

11. Determination of potential environmental impacts pursuant to 6 NYCRR Part 617 State Environmental Quality Review Act (SEQRA), Sketch Plat Approval for the Application of Chaskel Landau, 11 Blueberry Hill Road, Monsey, New York, 10952 for respect to a drawing entitled **Subdivision Plan for 158-160 Eckerson Road** consisting of a four lot subdivision with a two family dwelling on each lot on 0.94 acres. The property in question is located at 158-160 West Eckerson Road on the east side of West Eckerson Road, approximately 160 feet north of Union Road, which is known and designated on the Ramapo Tax Map as Sections, Blocks, Lots 50.13-3-36 and 50.13-3-35 in an R-15 zone.

12. Determination of potential environmental impacts pursuant to 6 NYCRR Part 617 State Environmental Quality Review Act (SEQRA), Site Plan Discussion and Special Permit Discussion, with respect to application of David Feldman, 15 Old Nyack Turnpike, Monsey NY 10952, of a drawing entitled **20 Old Nyack Turnpike**, consisting of a proposed house of worship addition to an existing residence, on 0.16 acres. The property in question is located at 20 Old Nyack Turnpike, on the north side of Old Nyack Turnpike, approximately 210 feet west of Hammond Street, which is known and designated

on the Ramapo Tax Map as Section, Block, Lot 56.16-2-11 in an R-15A zone.

13. Application of Ari Waldman/Cong Divrei Chaim, 61 Carlton Road, Monsey NY, 10952, for Revised Final Site Plan Approval, with respect to a drawing entitled Divrei Chaim, consisting of a proposed increased student body to an existing school on 0.88 acres. The property in question is located at **61 Carlton Road** on the south side of Carlton Road, approximately 550 feet east of Ruth Court, which is known and designated on the Ramapo Tax Map as Section, Block, Lot 49.18-2-32.1 in an R-35 zone.

Subject to the posted procedure, all present at the time an application is called and wishing to address the Planning Board will be heard. Written comments on an application submitted in accordance with the posted procedures will be accepted and considered by the Planning Board as part of the record on that application

ORDER OF THE PLANNING BOARD OF THE TOWN OF RAMAPO

Sylvan Klein, Chairperson

Dated at Suffern, New York

This day, September 2, 2020