



Town of Ramapo
Building, Planning and Zoning Department

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COMMUNITY DESIGN REVIEW COMMITTEE
August 06, 2025

A Community Design Review Committee was held on August 06, 2025, with Ian Smith, Building Inspector; Hannah Ross, Secretary to Planning; Joel Bianchi, Engineering/Planning Consultant (absent); Dennis Lynch, Engineering Consultant; Aneisha Samuels, Planning Consultant, Abigail Shvartsman, Planning Board Attorney (absent)

2025.032: Carlton Road Planned Unit Development
103 and 109 College Road, Suffern
Tax Lot: 49.13-2-9.2 & 49.14-1-75
Zoning: Currently R-50 proposed CR- PUD

Use: Mixed-use development with 562 units across 19 buildings. There is also 105,600 s.f. of commercial, retail and office space within two buildings. The project proposes 1,550 parking spaces throughout the development

Project introduction

The following people were present: Attorney Charles Gottlieb, Attorney Dan Ruzow, Connor McCormack (Colliers Engineering), Ron Reiman (Colliers Engineering), Applicant Moshe Botnick, Applicant Moshe Zieleniec, Peter Foeroe and Jack Raker

Project Description: The applicant is proposed a Planned Unit Development (PUD) in accordance with Local Law No. 3 of 2025. The existing project site is comprised of two parcels identified as SBL 49.13-2-9.2 and 49.14-1-75 and total 43.65 acres. The existing zoning of the parcels is R-50 with the plan to rezone the properties for the construction of a mixed-use development that will include 562 dwelling units across 19 buildings. There is also 105,600 s.f. of commercial, retail and office space within two buildings. The project proposes 1,550 parking spaces throughout the development. There are four access points proposed, two along College Road and two along Carlton Road. Sanitary sewer service will be provided by the Town of Ramapo/Rockland County Sewer District No 1 and potable water will be provided by Veolia. Stormwater will be managed on-site and privately owned. The petition for a PUD is subject to the review and approval by the Ramapo Town Board with Site Development Permit approval required from the Ramapo Planning Board.

The Ramapo Town Board is currently considering the applicant's petition to rezone the property from R-50 to CR-PUD and has referred the petition to the CDRC for an initial review.

Applicant Provided Materials:

1. Town of Ramapo Community Development Review Committee (CDRC) Application
2. Town of Ramapo Flex-Overlay Planned Unit Development Application
3. Full Environmental Assessment Form Part 1, dated June 25, 2025
4. Project Narrative as prepared by Whiteman, Osterman & Hanna LLP and dated June 14, 2025
5. Draft PUD Local Law establishing the Carlton Road Planned Unit Development
6. Plan set entitled, "Preliminary PUD Plan for Carlton Road", twenty-three sheets in total as prepared by Colliers Engineering & Design and dated May 23, 2025
7. Plan set entitled, "Preliminary and Final Site Plan Submission – Carlton Road", twenty-two sheets in total as prepared by Minno Wasko Architects and Planners, dated May 30, 2025
8. Wetland Letter Report prepared by Ecological Analysis LLC dated November 6, 2024
9. Wildlife Habitat Assessment prepared by Ecological Analysis LLC dated February 7, 2025
10. Traffic Impact Study prepared by Colliers Engineering and Design dated March 11, 2025

Review Letters:

1. MJ Engineering letter dated August 5, 2025

2. Fire Inspector letter dated July 31, 2025
3. Building Inspector letter dated July 30, 2025
4. Rockland Co Sewer District No. 1 letter dated August 1, 2025
5. Rockland Co Health Dept letter dated July 30, 2025

Application History / Status:

- **No application history**

The following was discussed:

The applicant provided a project introduction and further notes the material that has been submitted with this application. The applicant discussed the project site layout including open spaces and building locations. The applicant outlines there is a number of parks and green spaces. The project site is located in the Town's R-50 with the proposal to rezone the property to a PUD as outlined in Local Law No. 3 of 2025. In addition to applying for the PUD, the applicant is also requesting an amendment to the Town's adopted comprehensive plan, noting that the Town is actively updating this plan. The specific amendments relate to future land use, housing and natural resources and open space. The amendment seeks to modify the specific designation of the project site from "low density residential and conservation development" to a greater density consistent with the applicant's proposal. This redesignation relies upon the actual site environmental setting as represented by the applicant coupled with the housing crisis and lack of housing options in the community.

1. CDRC Comments:

- a. Fire Inspector notes twenty five (25) comments pertaining to fire access and fire flow and ten (10) comments pertaining to the architectural plans
- b. Building Inspector notes several comments including the need for ADA Parking, FAR Calculations, Play areas and the need for loading berth
- c. RCHD notes six (6) comments regarding sewer capacity and compliance with the mosquito code
- d. RCSD No.1 notes ten (10) comments pertaining to impact fees and sewerage
- e. MJ notes SEQRA and GML. Further MJ Notes that considering the PUD rezoning is a discretionary decision of the Town Board; there should be consideration of having the applicant prepare a conceptual plan illustrating what the existing zoning district would permit in terms of allowed uses in the R-50 District. This would allow the Town Board to fully understand the direct benefit the applicant would receive from increased development potential should the PUD rezoning be approved. Additionally, the Board may request a visual impact analysis. Building B is a 4-story building that is proposed along Carlton Road. Residential buildings of this height are not common within the surrounding neighborhood. To lessen potential visual impacts to residential properties on the south side of Carlton Road, there should be consideration of utilizing Building A for Building 9, 12 and 24 directly adjacent to Carlton Road. The applicant has submitted a number of narratives and technical studies including a proposed Comprehensive Plan Amendments, Draft Local Law, Wetland Letter Report, Wildlife Habitat Assessment and traffic Impact Study. Considering the project will likely receive a positive declaration and require the preparation of a EIS, many of these reports and the topics they cover will be identified within the Draft Scoping Document and EIS that will be prepared. As such, MJ reserves substantive comments until such time the Town Board issues a positive declaration

CDRC Recommendations / Observations

1. Subdivision Classification: The CDRC classifies this as a minor subdivision in accordance with Town of Ramapo Subdivision Regulations:
2. Parkland: The application proposed no parkland for conveyance to the Town. As such a payment in lieu of shall be provided for each new lot created.
3. SEQR: The application is a Type 1 Action. A coordinated review is required for Type I actions and a coordinated review must occur.
4. GML: A GML referral is required due to the project site is located within 500-feet of a county highway (College Road – Co Rt 81) and county property (Rockland County Community College).
5. Waivers: none
6. Variances: The applicant is not requesting any variances.

Next Steps:

1. The CDRC is of the opinion that the applicant needs to address CDRC comments is ready for the Planning Board's referral to the Town Board for concept review and to initiate SEQRA. Town Board meeting date to be scheduled.

Applicant To Provide when return to CDRC:

1. **Visual impact analysis**
2. **Aerial apparatuses access for the 3 and 4 story building**
3. **Specify the owners of the infrastructure whether privately owned or the Town of Ramapo**