

VILLAGE OF NEW HEMPSTEAD  
108 OLD SCHOOLHOUSE RD.  
NEW CITY, N.Y. 10956

**BOARD OF TRUSTEES**

REGULAR MEETING  
MONDAY, JUNE 27, 2016  
7:30 P.M. – VILLAGE HALL

PRESENT

FRED BRINN, MAYOR  
BRUCE MINSKY, DEPUTY MAYOR  
SHALOM MINTZ, TRUSTEE  
ABE SICKER, TRUSTEE  
ADAM REICH, TRUSTEE

ABSENT

ALSO PRESENT

DENNIS MICHAELS, VILLAGE ATTORNEY  
LORI BELLO, DEPUTY VILLAGE CLERK-TREASURER  
CAROLE VAZQUEZ, VILLAGE CLERK-TREASURER

PLEDGE OF ALLEGIANCE

ROLL CALL

**Open Floor:** No one from the public wished to speak

**Continuation of Public Hearing of Ateres Bais Yaakov.**

**Present:**

Ira Emanuel, Attorney for Applicant  
David Mayerfeld, Architect  
Rabbi Fink

Attorney Emanuel made the presentation. He stated the applicant has received a negative declaration for SEQRA from the Planning Board. The applicant is here for a continuation of the public hearing.

Mayor Brinn called for comments from the public. No public comments. Mayor Brinn wanted to confirm that the applicant is seeking a school for 450 students. He stated he would like to consider as part of the special permit that the number cannot increase.

Attorney Emanuel stated they had stated 420 students in their application. They asked for 450 students to provide a little "wiggle" room. They are alright with 450 students.

Mayor Brinn also brought up the subject of widening the front of the property as was suggested at the last meeting.

Attorney Michaels stated the Village Engineer will address this improvement.

Mayor Brinn also stated he would like to have as a condition that there will be no parking on Summit Park Drive at any time and no parking on David Drive during school hours only.

Attorney Michaels stated there needs to be some amendments to the conservation areas.

Discussion regarding what conditions should be part of the Special Permit and what conditions should be part of the site plan approval.

Mayor Brinn suggested that a condition should be that the basement is not for classroom use or for public assembly.

Deputy Mayor Minsky stated he is looking at this applicant differently since the application is not new.

He also asked if the Village is planning on having new construction bonded to make sure that what the applicant is coming in to do, will actually get done and not sit through some process. Attorney Emanuel stated that a public improvement requires a bond and also a drainage system on the property gets bonded, but the structure is not bonded.

Trustee Sicker offered the following motion which was seconded by Deputy Mayor Minsky:

Resolution # BOT 2016-85

Resolved, that the public hearing on application of Ateres Bais Yaakov is hereby closed.

Mayor Brinn called for a vote and the vote was 5-0. The resolution was adopted.

Trustee Reich offered the following motion, which was seconded by Trustee Sicker:

Resolution # BOT 2016-86

Resolved, that the Board of Trustees of the Village of New Hempstead hereby grants a Special Permit to Ateres Bais Yaakov subject to no greater than 450 students, no catering, no synagogue at times other than school hours, no public assembly in basement, subject to whatever conditions imposed by the Planning Board and Zoning Board of Appeals.

Mayor Brinn called for a roll call vote and the vote was as follows: Trustee Reich, aye, Trustee Sicker, aye, Deputy Mayor Minsky, aye, Mayor Brinn, aye. Trustee Mintz was recused from the vote. The resolution was adopted by a vote of 4-0.

**Public Hearing on Special Permit Application of Congregation Ohaiv Shalom, 18 Bridle Road, New Hempstead, N.Y. 10977**

The applicants are seeking a permit from Section 6.9.15 of the New Hempstead Zoning Law to permit construction maintenance and use of a local house of worship with a Rabbi's residence.

The subject property is located on the east side of Bridle Road. 0 feet from the intersection of Barnacle Drive. The property is designated on the Town of Ramapo tax maps as Section 42.18, Block 1, Lot 1 in a 1R-35 zone.

Mayor Brinn read a letter from Attorney Ryan Karben, Attorney for the Applicant, requesting the matter be adjourned from the June 27, 2016 agenda due to the applicant's process of gathering additional information requested by the Planning Consultant.

Ms. Vazquez stated the public hearing should be opened since it was publicized in the Journal News.

Trustee Reich offered the following motion, which was seconded by Trustee Sicker:

Resolution # BOT 2016-87

Resolved, that the public hearing on application of Congregation Ohaibv Shalom is hereby opened.

Mayor Brinn called for a vote and the vote was 5-0. The resolution was adopted.

The public hearing will remain open to the July 25<sup>th</sup> meeting of this Village Board at 7:30 p.m. in this meeting room. No other public notices are required by law. Postings will be required again.

**Resolution authorizing payment of Rockland Municipal Planning Federation Dues not to exceed \$100.00.**

Deputy Mayor Minsky offered the following motion, which was seconded by Trustee Sicker:

Resolution # BOT 2016-88

Resolved, that the Board of Trustees of the Village of New Hempstead hereby authorizes payment of Rockland Municipal Planning Federation dues not to exceed \$100.00.

Mayor Brinn called for a vote and the vote was 5-0. The resolution was adopted.

**Resolution adopting guidelines for site plans and subdivisions.**

Trustee Sicker offered the following motion, which was seconded by Trustee Reich:

Resolution # BOT 2016-89

Resolved, that the guidelines for site plans and subdivisions are hereby adopted by the Board of Trustees of the Village of New Hempstead.

Mayor Brinn called for a vote and the vote was 5-0. The resolution was adopted.

Mayor Brinn offered the following motion, which was seconded by Deputy Mayor Mintz:

Resolution # BOT 2016-90

Resolved, that the Board of Trustees of the Village of New Hempstead hereby schedules a public hearing on Local Law 1 of 2015 as amended to be Local Law #1 of 2016.

Mayor Brinn called for a vote and the vote was 5-0. The resolution was adopted.

**Resolution approving audited vouchers #2016-6**

Trustee Sicker offered the following motion, which was seconded by Trustee Reich:

Resolution # BOT 2016-91

Resolved, that Abstract of Audited claim numbers 17047 through 17090 in the aggregate amount of \$52,134.36 is hereby approved.

Mayor Brinn called for a vote and the vote was 5-0. The resolution was adopted.

**Resolution approving minutes of May 26, 2016**

Trustee Mintz offered the following motion, which was seconded by Trustee Sicker:

Resolution # BOT 2016-92

Resolved, that the minutes of the meeting of the Board of Trustees of the Village of New Hempstead held on May 26, 2016 are hereby approved.

Mayor Brinn called for a vote and the vote was 4-0. Deputy Mayor Minsky was absent at this meeting. The resolution was adopted.

**Resolution scheduling public hearing on special permit application of Mesivta Ahavas Hatorah**

Trustee Mintz offered the following motion, which was seconded by Trustee Sicker:

Resolution # BOT 2016-93

Resolved, that the Board of Trustees of the Village of New Hempstead hereby schedules a public hearing on special permit application of Mesivta Ahavas Hatorah for July 25, 2016 at 7:30 p.m.

Mayor Brinn called for a vote and the vote was 5-0. The resolution was adopted.

**Resolution scheduling public hearing on special permit application of Aron Saperstein for a local house of worship as per Local Law 2 of 2015.**

Trustee Mintz offered the following motion, which was seconded by Trustee Reich:

Resolution # BOT 2016-94

Resolved, that the Board of Trustees of the Village of New Hempstead hereby schedules a public hearing on special permit application of Aron Saperstein for a local house of worship as per Local Law 2 of 2015 for July 25, 2016.

Mayor Brinn called for a vote and the vote was 5-0. The resolution was adopted.

**Resolution scheduling public hearing on amendment of Local Law 1 of 2015.**

Trustee Sicker offered the following motion, which was seconded by Trustee Mintz:

Resolution # BOT 2016-95

Resolved, that the Board of Trustees of the Village of New Hempstead hereby schedules a public hearing on amending Local Law 1 of 2015 for August 22, 2016.

Mayor Brinn called for a vote and the vote was 5-0. The resolution was adopted.

**Resolution scheduling public hearing on amendment of Local Law 2 of 2015**

Trustee Sicker offered the following motion, which was seconded by Trustee Mintz:

Resolution # BOT 2016-96

Resolved, that the Board of Trustees of the Village of New Hempstead hereby schedules a public hearing on amending of Local Law 2 of 2015 for August 22, 2016.

Mayor Brinn called for a vote and the vote was 5-0. The resolution was adopted.

Trustee Sicker offered the following motion, which was seconded by Trustee Mintz:

Resolution # BOT 2016-97

Resolved, that the Board of Trustees of the Village of New Hempstead hereby establishes the position of Court Attendant (Officer).

Mayor Brinn called for a vote and the vote was 5-0. The resolution was adopted.

Mayor Brinn stated there is an expired position on the Planning Board. Mayor Brinn appoints Jen Eisenstein to fill that position.

Mayor Brinn offered the following motion, which was seconded by Trustee Sicker:

Resolution # BOT 2016-98

Resolved, that the Board of Trustees of the Village of New Hempstead hereby appoints Jen Eisenstein to the Planning Board for a term of one year.

Mayor Brinn called for a vote and the vote was 4-0. Mr. Minsky abstained. The resolution was adopted.

Joel Grossbarth gave a report on his work on the Grant for the Court equipment.

Deputy Mayor Minsky offered the following motion, which was seconded by Trustee Mintz:

Resolution # BOT 2016-99

Resolved, that the Board of Trustees of the Village of New Hempstead hereby authorizes Joel Grossbarth to use his services to obtain the grant for an additional 5 hours at \$50.00 per hour.

Mayor Brinn called for a vote and the vote was 5-0. The resolution was adopted.

Mayor Brinn reported that the Court Clerk will be working approximately 10 hours a month. She has requested a salary of \$30 an hour. There will be no benefits attached to this job.

Trustee Sicker offered the following motion, which was seconded by Trustee Mintz:

Resolution # BOT 2015-100

Resolved, that the Board of Trustees of the Village of New Hempstead hereby authorizes the Compensation to the Court Clerk to be \$30.00 an hour, retroactive May 1<sup>st</sup>, to be reviewed after 6 months to determine the progress.

Mayor Brinn called for a vote and the vote was 5-0. The resolution was adopted.

Mayor Brinn called for a workshop for July 13<sup>th</sup> at 7:30 p.m.

**Mayor's Report** – Will be discussing road reports at the workshop.

**Deputy Mayor's Report** - none

**Trustee's Report** - none

Trustee Mintz offered the following motion, which was seconded by Trustee Sicker:

Resolution # BOT 2015-101

Resolved, that the meeting held by the Board of Trustees of the Village of New Hempstead on June 27, 2016 is hereby adjourned.

Mayor Brinn called for a vote and the vote was 5-0. The resolution was adopted.

Respectfully submitted,

Carole Vazquez, Village Clerk-Treasurer

Lpm