

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

**BOARD OF TRUSTEES**

REGULAR MEETING  
THURSDAY, OCTOBER 22, 2015  
7:30 P.M. – VILLAGE HALL

PRESENT

FRED BRINN, MAYOR  
SOLOMON FUERST, DEPUTY MAYOR  
PAUL MUNDT, TRUSTEE  
DAVID WEISS, TRUSTEE

ABSENT

BRUCE MINSKY, TRUSTEE

ALSO PRESENT

STEVE SILVERBERG, VILLAGE ATTORNEY  
JOHN LANGE, VILLAGE PLANNER  
CAROLE VAZQUEZ, VILLAGE CLERK-TREASURER

---

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE FOR THE POLICE OFFICER, RANDOLPH HOLDER, WHO WAS KILLED IN THE LINE OF DUTY THIS PAST TUESDAY.

ROLL CALL

---

Open Floor –Public Comment Period

Meir Newhouse, 3 Pasadena Pl. – against the Master Plan. What can they do to prepare for the next meeting to show their opposition to the Master Plan.

Attorney Silverberg stated right now there is nothing being proposed; there is nothing other than the general concept – better spending time and effort waiting until there is something specific and then indicate why you don't like it; or maybe you will like it once you see it.

Mr. Newhouse stated there are 2 schools being built, 2 retirement communities being built on Summit Park Rd. – all very close. Can't tell how traffic will be – not the right time now to do the Master Plan – should wait for these projects to be done – stop the Master Plan for a while .

Mayor Brinn stated the Village Planner was in attendance at the special meeting of the Board of Trustees as that meeting has nothing to do with the Master Plan. Mayor Brinn expected some people might attend this meeting tonight so he invited the Village Planner to be in attendance. He stated, however, that schools have nothing to do with the Master Plan. Anyone can make an application on any property in the Village of New Hempstead. Mr. Lange has over 30 years of experience in this sort of thing. There will be proper notice of the next public hearing on the Master Plan so that there will be no opportunity for people to think things are being done underhandedly.

Mayor Brinn asked Mr. Lange to answer any questions.

Mr. Lange stated there seems to be a lot of misinformation as to what a Comprehensive Plan is. "Think of it as a road map." It takes input from the community about how you would like to see development occur or not occur. We have not gotten to that stage and people are being critical. There is nothing to be critical of; we have not gotten there yet. We want to look at protecting the single family zone. There are things in the zoning ordinance that need to be fixed. The Village is about 90% single family homes, nothing is going to change that. The Master Plan is about much more than the Matterhorn property. It is about sustainability, about energy efficiency. There are better ways to develop than the single family home. You can provide utilities much more efficiently in a multi-family home than a single family

home. We are not changing the development of our single family homes. The Master Plan is to improve; not to change unless you vote that that is what you want.

Aron Saperstein, 4 Pennington Way – The impression most people have is that anyone who files an application has the right to be heard by the Village.

Ms. Vazquez explained the workings of a CDC meeting.

Attorney Silverberg explained the CDC is not a public hearing, but the public can attend. There is no notification of the meeting nor are minutes taken.

Mr. Saperstein objected to the fact that the residents may vote no but the Board might vote yes and it would be approved.

Attorney Silverberg stated that according to NYS law, it would be illegal for the Board to put a zoning proposition to a vote by the public.

Mayor Brinn stated it has been alleged that Mr. Saperstein's house has a synagogue in it. Is he going to come in for a public gathering permit?

Mr. Saperstein stated "absolutely".

There was a discussion regarding home synagogues.

Mr. Lange stated these are Master Plan issues. At this time there are no formal applications.

Mayor Brinn stated there are people out there who are not in favor of the religious gathering law. They think that is the worst thing that can happen. We thought it was in the best interest of the Village. There are others who think sidewalks are the ugliest things in the world; others need them. You adjust with the change. Walking paths, bike paths, walking to a Convenience store..... Mayor Brinn stated that Mr. Saperstein, at the special meeting, suggested this Board should consider accessory apartments to a single family home. Assume 1500 families in New Hempstead all decided to do that. We would go from 1500 to 3,000 families in this area. That wouldn't create traffic; that wouldn't create God knows how many cars in the Village; but a little multi family?? Two phone calls have told me the property is sold. Rumor! "I have heard nothing".

John Lange stated the Board is trying to plan for the future. What sort of things would you like to put there? What things you would like to see? How much open space? Each proposal will either be subject to an environmental impact statement on the individual proposal or on the changes to the Comprehensive Plan itself.

Deputy Mayor Fuerst pointed out that there is a large map in the office and it is on the website that there are a lot of open large areas in the Village that have to be addressed. It is not just Matterhorn. If we don't address these issues, people will build whatever the law allows.

Shoshana Sheinfil, 9 Kingston Dr. – 100' from her back yard.

John Lange – nothing will happen without studies on traffic, sewers, public impact, etc.

Deputy Mayor Fuerst stated to protect the single family you have to address what the potential best uses are, but if a religious organization or a state institution, like a school, wants to build, they trump zoning.

Attorney Silverberg stated most communities do not hold "open meetings" as we are doing. They hire consultants to address the comprehensive plan. They don't ask the residents for input.

Mr. Saperstein asked how RLUIPA affects the gathering law.

John Lange stated the changes in the Village are a direct reaction to RLUIPA.

Mayor Brinn stated you are supposed to embrace religious and school institutions.

Attorney Silverberg stated the municipality has the right to regulate conditions.

Mayor Brinn closed the public comment period.

---

**Schedule public hearing on the 2016 Budget for Nov. 5, 2015 at 7:30 p.m.**

Deputy Mayor Fuerst offered the following motion, which was seconded by Trustee Mundt:

Resolution # BOT 2015-95

Resolved, that the Board of Trustees of the Village of New Hempstead hereby schedules a public hearing on the 2016 Budget for November 5, 2015 at 7:30 p.m.

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

---

Mayor Brinn invited the public to attend the meeting and indicated there is no tax increase in the budget.

**Resolution authorizing the Village Clerk Treasurer to levy taxes approved pursuant to 2016 Budget.**

Deputy Mayor Fuerst offered the following motion, which was seconded by Trustee Weiss:

Resolution # BOT 2015-96

Resolved, that the Board of Trustees of the Village of New Hempstead hereby authorizes the Village Clerk-Treasurer to levy taxes approved pursuant to 2016 Budget.

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

---

**Resolution authorizing Village Clerk-Treasurer to send tax bills for assessment under 2016 Budget.**

Deputy Mayor Fuerst offered the following motion, which was seconded by Trustee Weiss:

Resolution # BOT 2015-97

Resolved, that the Board of Trustees of the Village of New Hempstead hereby authorizes the Village Clerk-Treasurer to send tax bills for assessment under 2016 Budget.

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

---

**Resolution accepting warrant for uncollected taxes and authorizing Village Clerk-Treasurer to transmit same to the Rockland County Commissioner of Finance.**

Deputy Mayor Fuerst offered the following motion, which was seconded by Trustee Weiss:

Resolution # BOT 2015-98

Resolved, that the Board of Trustees of the Village of New Hempstead hereby accepts warrant for uncollected taxes and authorizes Village Clerk-Treasurer to transmit same to the Rockland County Commissioner of Finance.

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

---

**Resolution authorizing Mayor to sign 2016 Highway Maintenance Agreement with the Town of Ramapo payable in monthly installments of \$20,147.50.**

Deputy Mayor Fuerst offered the following motion, which was seconded by Trustee Weiss:

Resolution # BOT 2015-99

Resolved, that the Board of Trustees of the Village of New Hempstead hereby authorizes the Mayor to sign 2016 Highway Maintenance Agreement with the Town of Ramapo payable in monthly installments of \$20147.50.

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

---

**Resolution authorizing Mayor to sign contract with Tilcon for paving of Zack Ct. & Sunnyridge Rd. in the Village of New Hempstead.**

Trustee Weiss offered the following motion, which was seconded by Deputy Mayor Fuerst:

Resolution # BOT 2015-100

Resolved, that the Board of Trustees of the Village of New Hempstead hereby authorizes the Mayor to sign contract with Tilcon for paving of Zack Ct. & Sunnyridge Rd. in the Village of New Hempstead.

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

---

**Resolution re-scheduling November 26, 2015 Regular Board of Trustees meeting to November 19, 2015 due to Thanksgiving Day Holiday and authorizing Village Hall to be closed the day after Thanksgiving (Fri. November 27, 2015).**

Trustee Weiss offered the following motion, which was seconded by Deputy Mayor Fuerst:

Resolution # BOT 2015-101

Resolved, that the Board of Trustees of the Village of New Hempstead hereby re-schedules November 26, 2015 Regular Board of Trustees meeting to November 19, 2015 due to Thanksgiving Day Holliday and authorizing Village Hall to be closed the day after Thanksgiving (Fri. November 27, 2015).

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

---

**Resolution authorizing Mayor to sign contract with Rave Paving to perform parking lot maintenance.**

Trustee Mundt offered the following motion, which was seconded by Deputy Mayor Fuerst:

Resolution # BOT 2015-102

Resolved, that the Board of Trustees of the Village of New Hempstead hereby authorizes the Mayor to sign contract with Rave Paving to perform parking lot maintenance.

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

---

**Approval of Abstract of Audited Vouchers.**

Deputy Mayor Fuerst offered the following motion, which was seconded by Trustee Mundt:

Resolution # BOT 2015-103

Resolved, that Abstract of Audited Claim numbers 16732 through 16771 in the aggregate amount of \$54,358.74 is hereby approved.

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

**Approval of Minutes of Regular meeting of September 24, 2015.**

Approval of Minutes of September 24, 2015 put on hold until next meeting of the Board.

No Mayor's Report

No Deputy Mayor's Report

No Trustees' Report

Trustee Weiss offered the following motion, which was seconded by Trustee Mundt:

Resolution # BOT 2015-104

Resolved, that the meeting of the Board of Trustees of the Village of New Hempstead held on October 22, 2015 is hereby adjourned.

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

---

Respectfully submitted,

Carole Vazquez,  
Village Clerk-Treasurer

Lpm