

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

PLANNING BOARD

REGULAR MEETING
WEDNESDAY, APRIL 6, 2016
7:30 P.M. – VILLAGE HALL

PRESENT

ABSENT

CHARLES FRANKEL, CHAIRMAN
RACHEL SCHWARTZ, DEPUTY CHAIRMAN
HILLELL KURZMANN
DAVID DAHAN
MEL POLIAKOFF
ANGELA ESPOSITO, *ad hoc member*

ALSO PRESENT

JOHN LANGE, VILLAGE PLANNER
GLENN MC CREEDY, VILLAGE ENGINEER
STEVE SILVERBERG, VILLAGE ATTORNEY
CAROLE VAZQUEZ, VILLAGE CLERK-TREASURER
LORI BELLO, DEPUTY VILLAGE CLERK-TREASURER

OPEN MEETING

ROLL CALL

Chairman Frankel read a letter from Visions into the record. Visions requested an adjournment of the Public Hearing on their application until May 4, 2016.

Mr. Poliakoff offered the following motion, which was seconded by Mrs. Schwartz:

Resolution # P.B. 2016-19

Resolved, that the public hearing on application of Visions is hereby adjourned to a date certain of May 4, 2016.

Chairman Frankel called for a vote and the vote was 5-0. The resolution was adopted.

Ateres Bais Yaakov – Public Hearing

Present

Ira Emanuel, Attorney for the Applicant
Rabbi Fink
David Mayerfeld, Architect
Leonard Jackson, Engineer

Attorney Emanuel stated this is an existing girl's school, K-12 currently operating in the Village of Airmont. About 10 years ago they came before this Board – They sought and were approved for a new school building. The funding dried out – they were not able to consummate the site plan that they were granted. Finances are better now so they have re-started this application. The applicant appeared before the CDC back in September. They asked for exactly the same proposal that they had received approval for previously. The CDC suggested certain changes due to better ways of doing things. The applicant has accommodated those changes. (Waiting for Engineer to continue presentation).

Chairman Frankel asked if application has been made for the Special Permit.

Attorney Emanuel stated yes.

Chairman Frankel entered the following correspondence into the record:
Department of Planning, County of Rockland dated March 28, 2016 – G.M.L. Review
Town of Ramapo, Department of Public Works dated March 4, 2016 (read into record)
Rockland County Sewer District #1 dated March 28, 2016 (read into the record)
Hillcrest Fire Company No. 1 dated April 6, 2016 (read into record)
Correspondence from McLaren Engineering dated March 8, 2016

Attorney Emanuel – gave the History of the parcel.

Chairman Frankel brought up the issue of relocating a garage – The current garage is still there. It needs to be either re-located or torn down. Attorney Emanuel agreed.

Attorney Emanuel stated the CDC suggested some changes and they have been made. The building has now been moved to the rear of the property. The 360 degree vehicle access has been removed. Parking has been relocated. The proposed garage is unchanged. The number of variances needed are reduced – As a result of a change in the law at New Hempstead, 10 acres are required for a school instead of 5 acres, as it was before. The bldg. is the same size. There are also 5 additional parking spaces. There is also a 24' clear area for drop off. Most students come by bus. Latest traffic study is 12-7-15.

The fact that the conservation area will have some intrusion was discussed. This will be taken into consideration with the SEQRA determination.

The building has been designed with a “going green” idea.

Chairman Frankel asked about food service.

Rabbi Fink stated there will be no kitchen – food is brought in in hot boxes.

Mr. Lange went over the letter from the Rockland County Department of Planning, addressing each item.

Mr. McCreehy stated he wanted the applicant to address each item from the Hillcrest Fire Dept.

Chairman Frankel brought up the issue of possible additional variances. (buffer issues & parking in the front yard).

Attorney Emanuel asked that the Bldg. Inspector send a letter stating the variances needed.

Chairman Frankel stated the public hearing should be opened.

Ms. Vazquez stated the public hearing notice appeared in the Journal News on March 23, 2016 and the notices of postings were timely. The notice was also put on the Village's website.

Chairman Frankel opened the public hearing for public comment; particularly environmental issues.

Mr. Johnson

21 David Drive – the drawings were presented to the Board but he did not get a good look at them. Looks like a pleasing development.

Attorney Emanuel pointed out the development to the audience.

Mrs. Hirst

12 David Dr. – concern is traffic – felt Hillcrest Fire Dept. had a lot of valid issues – size of Summit Park Rd. – How are the cars going to be dispensed.

Mr. Johnson – stated there are a lot of things planned in one concentrated area. Matterhorn, stuff going on at the Camp for the Blind, 55 and older development being built – the golf course. On the news there was a possibility of a hotel to be built across from the ball park – we live right there. There was talk about opening up his street, David Drive. There are a lot of small kids on the street. If they

open up David Drive, everyone will be taking a short cut when the games are on. He has no problem with the school, but all the other things have to be taken into account.

Chairman Frankel stated there are things that the Village is not aware of. We have not been approached on some of these things.

Anthony Herrera
2 Monique Ct. – high crime area – security plan?

Moshe Wiener
8 Carole Lane – wonderful school – moved here 1 ½ year ago. Asked if it was District bussing
“yes” –

He stated further – when there is no bussing, there are a lot of cars. Other employees that come to the school – parking for parent teacher conferences – a lot of garbage, dumpsters – school is packed; going to get bigger – how is the school going to prepare itself? Pot holes on Carole Dr. traffic will increase – Cambridge – 54 units – bought 1 ½ year ago - now issues are arising – road small – busses driving Beautiful bldg. – but many concerns.

Coplen – Herrera
2 Monique Ct. drainage – Monique & David Dr. – heavy run off – where does the drainage drain out with the school?

Leonard Jackson – to existing drainage on Summit Park Rd. – David & Monique are up hill.

Chairman Frankel stated drainage will be heavily addressed – he also stated that any site plan in the State of New York requires zero increase in runoff. That means all the drainage has to be taken care of on site.

3 Lantern Ct. – there are no sidewalks on most of Summit Park Rd. – wife jogs there

Mr. Unger
4 Radford Pl – moved from Israel for better education for the kids – better home and better job - it's not just about the cars and the busses and the drains - what is important is it is a beautiful facility – what about being a good neighbor? We see the fire dept. going out all the time, day & night – one of the best he has ever seen – Rabbi Fink came to Westchester Medical Center at 3:00 in the a.m. when his wife passed away, Rabbi Fink followed to Israel for the burial of his wife. He sent meals to his home. Gave emotional support to his girls. He feels the school would be a good neighbor.

Chairman Frankel gave condolences to Mr. Unger & his family.

Geis
7 Kingston Dr. – Asked Attorney Emanuel to clarify the traffic study that was done.

Salvay
11 Pasadena – excited about the school. Children play at Sandy Brook Park

Chairman Frankel stated that is not a Village Park. It is a Town park – any concerns about that park you should contact the Town of Ramapo Parks & Recreation Dept.-

Walden
7 Ellington – Principal of the school – all concerns will be taken into consideration.

Chairman Frankel stated this Board is extremely concerned about safety. We make sure that things that you might not even notice, are in place with the schools concerning safety.

Harry Baker – Traffic Engineer
3 Dolphin Rd.
New City, N.Y. – Prepared a traffic study for the proposed school – the traffic study was done in 3 parts. Existing Conditions – traffic counts on Pomona Rd. & Summit Park Rd. also on Summit and Sandy Brook We use cameras on poles – they count cars, trucks, busses. We also get a DVR of the actual count.

We counted in the morning and in the afternoon – the dates were Thurs. Dec. 3rd. 8-10 and 3:30 – 6 in the afternoon. – the peak hour in the morning was 8:30 – 9:30 and in the afternoon it was 4 – 5.

He used a Sinkro program. He also studies the built year – what has been built. He allowed for Cambridge Heights, he also considered the Matterhorn nursery property. Right now it is only zoned for single family – (33 single family homes at the moment) – He also considered the fact that there might be afternoon games at the stadium. The fourth piece was the Vision Camp for the Blind where they said they would have 22 students that would arrive in one bus. The last phase was the school. – 420 students, in the a.m. there will be 32 cars that will be driving, staff, teachers, maintenance, and 11 busses.

Mr. Baker further explained the traffic study.

Chairman Frankel stated the traffic study has been prepared by the applicant. It has not been totally reviewed by the Board or our own traffic engineers. That will be done as we progress with this application.

Chairman Frankel asked if anyone else wished to speak – the public hearing is still open.

Moshe Weiner

8 Carole Lane – Talked about traffic on Rte. 306 – not sure the Matterhorn property will stay the same. They want 400 units

Mr. Baker stated that if there were changes to be made in the Matterhorn property or the golf course, they would have to do traffic studies.

Attorney Emanuel stated that the Matterhorn property does not change the impact of this school.

Chairman Frankel agreed.

Hirst

12 David Dr. – Concerned that there will be a cut through on David Dr. & Carole Dr. –

Herrera

2 Monique Ct. – traffic study is very in depth – surprised it was only one day
Also asked if the Yeshiva of Greater Monsey was in the traffic study.

Mr. Baker – No

Attorney Silverberg stated this application should be placed on the next ZBA agenda because, before you can do a SEQRA determination, you need some input from the involved agencies.

Chairman Frankel asked for a motion to adjourn the public hearing to May 4, 2016

Hillel Kurzmann offered the following motion, which was seconded by Mr. Dahan:

Resolution # P.B. 2016-20

Resolved, that the public hearing on application of Ateres Bais Yaakov until a date certain of May 4, 2016.

Chairman Frankel called for a vote. The resolution was adopted by a vote of 5-0.

Approval of minutes of March 2, 2016

Mrs. Esposito offered the following motion, which was seconded by Mr. Kurzmann:

Resolution # P.B. 2016-21

Resolved, that the Planning Board minutes of the March 2, 2016 meeting are hereby approved and the reading of same is waived.

Chairman Frankel called for a vote and the vote was 3-0. Mr. Dahan & Mr. Poliakoff were absent from that meeting. The resolution was adopted.

Mr. Poliakoff offered the following motion, which was seconded by Mr. Dahan:

Resolution # P.B. 2016-21

Resolved, that the meeting of the Planning Board, held on April 6, 2016 is hereby adjourned.

Chairman Frankel called for a vote and the vote was 5-0. The resolution was adopted.

Respectfully submitted.

Carole Vazquez
Village Clerk-Treasurer
Lpm