

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

PLANNING BOARD

REGULAR MEETING
JULY 11, 2017
7:30 P.M. – VILLAGE HALL

PRESENT

CHARLES FRANKEL, CHAIRMAN
RACHEL SCHWARTZ, DEPUTY CHAIRPERSON
HILLEL KURZMANN
MEL POLIAKOFF
ANGELA ESPOSITO

ABSENT

JENNIFER EISENSTEIN

ALSO PRESENT

BRUCE MINSKY, VILLAGE ATTORNEY
JOHN LANGE, VILLAGE PLANNER
GLENN MC CREEDY, VILLAGE ENGINEER
ALLISON WEINRAUB, SECRETARY

Public Hearing on Bais Malka HASC LLC. The applicants are seeking revised site plan approval to permit the construction, maintenance and use of a temporary prefabricated classroom building on site while a permanent classroom building is being constructed. The property is located on the south side of Grandview Avenue 900 feet east from the intersection of Pleasant Ridge Road in the Village of New Hempstead; designated on the Town of Ramapo Tax maps as Section 41.20 Lot 41, Block 2 in a 1R-25 zoning district.

Present

Rabbi Grossman
Mr. Anthony Celentano
Mr. Churgin, Attorney for the Applicant

Mr. Celentano re-capped his letter of July 11, 2017. Copy annexed to this record.

Chairman Frankel reviewed the communications received by the Village
Water Quality Calculations
Sanitary Sewer Analysis prepared by Celentano Engineering
Letter from Michael Lepori, Fire Inspector dated June 20, 2017
Communication from NYS Dept. of Environmental Conservation dated June 21, 2017
Rockland County Div. of Environmental Health dated June 23, 2017
Rockland County Highway Dept. dated June 28, 2017
Traffic Study prepared by Maser, Ronald P. Reiman, Project Engineer dated July 11, 2017
Letter from Rockland County Sewer District #1, dated June 29, 2017
Town of Ramapo, Dept. of Public Works dated July 3, 2017
Rockland County Dept. of Planning dated July 11, 2017, GML (Chairman Frankel read from this letter)
The applicant was in agreement with all of the modifications.
All communications will be annexed to this record.

Chairman Frankel opened the hearing to the public.

Secretary Weinraub stated the legal notice appeared in the June 30th edition of the Journal News. The Affidavit and postings were timely.

Chairman Frankel explained that the Board is evaluating SEQRA to make a determination this evening. He also stated the applicant received final approval for the permanent building and the pool at the last meeting of the Planning Board on June 13th. The applicant notified us that they do not expect to have the permanent building finished in time for classes this year so they have filed an application to utilize the Village's temporary classroom provisions, the Local Law. The Planning Board has made our intent to be Lead Agency. The only change is the temporary building and the temporary safe guards for the

temporary classrooms on the site. The plans have been reviewed by the technical staff and have made a few recommendations.

No one wished to speak.

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

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Resolution # P.B. 2017-49

Resolved, that the Planning Board of the Village of New Hempstead, pursuant to the State Environmental Quality Review Act ("SEQRA"), declares a negative declaration for the temporary classroom buildings as proposed by Bais Malka HASC LLC. The Planning Board determines that the proposed action will not have a significant adverse environmental impact and a draft environmental impact statement will not be prepared. Chairman Frankel called for a vote. The vote was 5-0. The resolution was adopted.

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

Resolution # P. B. 2017-50

Resolved, that the public hearing on application of Bais Malka is hereby closed. Chairman Frankel called for a vote. The vote was 5-0. The resolution was adopted.

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

Resolution # P.B. 2017-51

Resolved, that the Planning Board of the Village of New Hempstead hereby approves the site plan, submitted by Bais Malka HASC LLC, last revised July 11, 2017, subject to compliance with the GML dated July 11, 2017. Chairman Frankel called for a vote. The vote was 5-0. The resolution was adopted.

Chairman Frankel reminded the applicant that they must appear before the Architectural Review Board, which will be held on the 18th of July.

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

Resolution # P.B. 2017-52

Resolved, that the minutes of the regular meeting of the Planning Board, held on June 13, 2017 are hereby approved as submitted and that the reading of said minutes be waived. Chairman Frankel called for a vote. The vote was 5-0. The resolution was adopted.

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

Resolution # P.B. 2017-53

Resolved, that the meeting held by the Planning Board of the Village of New Hempstead on July 11, 2017 is hereby adjourned. Chairman Frankel called for a vote. The vote was 5-0. The resolution was adopted.

Respectfully submitted,

Lee Mazza, Secretary