

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

PLANNING BOARD

REGULAR MEETING
WEDNESDAY, JULY 1, 2015
7:30 P.M. – VILLAGE HALL

PRESENT

CHARLES FRANKEL, CHAIRMAN
RACHEL SCHWARTZ, DEPUTY CHAIRPERSON
MEL POLIAKIOFF
ANGELA ESPOSITO

ABSENT

HILLEL KURZMANN
DAVID DAHAN

ALSO PRESENT

STEVE SILVERBERG, VILLAGE ATTORNEY
JOHN LANGE, VILLAGE PLANNER

CALL TO ORDER

ROLL CALL

Chairman Frankel stated that the notices for the public hearing this evening were noticed for 8:00 p.m. The Board will take care of administrative business to begin the meeting and there will be a preliminary discussion regarding the application, but the public hearing cannot be opened until 8:00 p.m.

Approval of minutes of May 6, 2015.

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

Resolution # P.B. 2015-19

Resolved, that the minutes of the regular meeting of the Planning Board, held on May 6, 2015, are hereby approved as submitted and that the reading of said minutes is waived.

Chairman Frankel called for a vote and the vote was 4-0. The resolution was adopted.

Upon the advice of the Village Attorney, Chairman Frankel called for a recess until 8:00 p.m.

8:00 p.m. – Board back from recess

Public Hearing – Soloman Markstein, 22 N. Rigaud Road, Spring Valley, N.Y. 10977.

The applicant is seeking preliminary subdivision approval of a two lot subdivision of single family homes. The property is located on the west side of Union Road, approximately 450+ feet north of Viola Road, known as 575 Union Road in the Village of New Hempstead and designated on the Town of Ramapo tax maps as Section 50.09, Block 1, Lot 14. The property is located in a 2R-15 zone. (approval previously granted February 6, 2013).

Attorney Silverberg suggested that since the next item on the agenda is for the same property, that the two items be combined as one public hearing.

Public Hearing – Soloman Markstein, 22 N. Rigaud Road, Spring Valley, N.Y. 10977.

The applicant is seeking final subdivision approval of a two lot subdivision of single family homes. The property is located on the west side of Union Road approximately 450+ feet north of Viola Road; known as 575 Union Road in the Village of New Hempstead and designated on the Town of Ramapo

Tax Maps as Section 50.09, Block 1, Lot 14. The property is located in a 2R-15 zone. (Approval previously granted February 6, 2013)

The clerk stated the public hearings were published in a timely manner.

Present

Stanley A. Schutzman, Esq., Attorney for applicant

Attorney Schutzman stated this is a re-submission application. Approval was obtained previously on February 6, 2013. Tonight's application is identical to the one previously submitted. The applicant rests on the application as previously made.

Chairman Frankel stated that at the previous application the Board had a negative declaration. At this time should this Board declare itself as Lead Agency?

Attorney Silverberg stated, since there are one or two other involved agencies, this Board should do a coordinated review in order to save the applicant having to do this multiple times. The Board should declare intent to be Lead Agency; direct that a notice of intent be circulated. That way the coordinated review can be done properly.

Attorney Silverberg asked the applicant if there were any changes from the originally approved plan.

"No changes"

Chairman Frankel read a letter from the Town of Ramapo Department of Public Works, dated June 2, 2015, into the record. Same will be annexed to and made a part of this record.

Attorney Silverberg referred to a letter from the NYS Dept. of Environmental Conservation dated January 30, 2013 indicating that the plans delineate a wetland on the parcel, which might be under the jurisdiction of the U.S. Army Corps of Engineers in NYC. There should be an answer on this before the applicant comes back. (This letter had to do with the previous approval).

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

Resolution # P.B. 2015-20

Resolved, that the public hearing on application of Soloman Markstein for preliminary subdivision approval and final subdivision approval of a two lot subdivision of single family homes, is hereby opened.

Chairman Frankel called for a vote and the vote was 4-0. The resolution was adopted.

Discussion

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

Resolution # P.B. 2015-21

Resolved, that the public hearing on application of Soloman Markstein for preliminary subdivision approval and final subdivision approval of a two lot subdivision of single family homes, is hereby adjourned to a date certain of August 5, 2015.

Chairman Frankel called for a vote and the vote was 4-0. The resolution was adopted.

The Board reviewed the copy of a letter from McLaren Engineering Group dated June 11, 2015. Same will be attached to and made a part of this record.

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

Resolution # P.B. 2015-22

Resolved, that the Planning Board of the Village of New Hempstead hereby declares its intent to act as Lead agency for coordinated review with reference to the application of Soloman Markstein.

Chairman Frankel called for a vote and the vote was 4-0. The resolution was adopted.

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

Resolution # P.B. 2015-23

Resolved, that the meeting of the Planning Board of the Village of New Hempstead, held on July 1, 2015, is hereby adjourned.

Chairman Frankel called for a vote and the vote was 4-0. The resolution was adopted.

Respectfully submitted,

LPM