

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

**ARCHITECTURAL REVIEW BOARD**

REGULAR MEETING  
TUESDAY, JULY 18, 2017  
7:30 P.M. – VILLAGE HALL

PRESENT

HOWARD BAUM, CHAIRMAN  
ARLEEN JANIS  
MOSHE ZAMIR  
ANGELA ESPOSITO

ABSENT

FRANCIE BRINN

ALSO PRESENT

LORI BELLO, DEPUTY VILLAGE CLERK-TREASURER

**Call to Order**

**Roll call**

**ARB Application 2017-4 – Israel Teichman, 36 Pennington Way, New Hempstead, N.Y. 10977. The applicants are requesting approval of the design of an addition to single family dwelling. The property is located on the east side of Pennington Way, 500 feet north of New Hempstead Rd. in the Village of New Hempstead. Designated on the Town of Ramapo Tax Maps as Section 42.13, Block 2, Lot 14 in a 1R-40 zone.**

Present

Todd Rosenblum, Architect

Mr. Rosenblum stated this project has been review by multiple Boards in the Village. The property is an existing raised ranch. They are building an addition on the right side for gathering purposes. They are trying to keep it in character with the neighborhood. There are Colonials and raised ranches in the neighborhood. It has shingle siding and an asphalt shingle roof and it has brick. They plan to match the brick around the front doors. They are using a roof shingle called Weathered Wood for the whole dwelling. The siding is a tan/olive color. They plan to either paint the existing siding to match or if there are enough funds, pull the existing siding off and put new.

Moshe Zamir is in favor of taking off the existing siding and putting all new.

Chairman Baum also recommended that at least the front of the house match when it comes to siding. Then the applicant could “paint to match” the rest of the house.

Mr. Rosenblum stated the windows will be either Pella or Anderson and will match existing.

There will be vinyl siding on whole house. Shutters to be removed from old house. Doors – stained wood to match existing doors. Brick to match house. Applicant to bring in sample of vinyl siding.

Chairman Baum opened the hearing to the public.

No one from the public wished to speak.

Mrs. Janis offered the following motion, which was seconded by Mr. Zamir:

Resolution # ARB 2017-8

Resolved, that the application of Israel Teichman, 36 Pennington Way, New Hempstead, N.Y. is hereby approved as presented. Chairman Baum called for a vote. The vote was 4-0. The resolution was adopted.

**ARB 2017-5 – Congregation Bais Malka, 48 Grandview Avenue, New Hempstead, N.Y. 10977. The applicant is requesting approval of the design of an addition of a permanent prefabricated building. (Colton School Property). The property is located on the south side of Grandview Avenue, 500 feet west from the intersection of Union Road in the Village of New Hempstead: Designated on the Town of Ramapo Tax Map as Section 41.20, Block 2, Lot 41 in a 1R-25 zone.**

Rabbi Grossman made the presentation. They have approval of the site plan and a Special Permit for prefab classroom. Rabbi Grossman presented photos of the project based on submitted drawing. Building will be set on a permanent foundation. Hope to finish by September 1<sup>st</sup>.

Chairman Baum opened the meeting to the public.

No one from the public wished to speak.

Mrs. Janis offered the following motion, which was seconded by Mr. Zamir:

Resolution # ARB 2017-9

Resolved, that the application of Congregation Bais Malka, 48 Grandview Avenue, New Hempstead, N.Y. 10977 is hereby approved based on the submitted drawing. Chairman Baum called for a vote. The vote was 4-0. The resolution was adopted.

**ARB 2017-6 Eliakim Koenigsberg, 14 Brockton Rd., New Hempstead, N.Y. 10977. The Applicant is requesting approval of the design of an addition to his single family dwelling. The property is located on the east side of Brockton Road, 400 feet from the intersection of Michael Street in the Village of New Hempstead; designated on the Town of Ramapo tax maps as Section 50.05, Block 1, Lot 23 in a 2R-15 zone.**

Mr. Koenigsberg stated they obtained a variance from the Zoning Board of Appeals. They are re-doing the whole house. The addition is in the rear of the house. They are expanding the kitchen and dining room and making a playroom in the back of the house. There will be a sloping roof on the top of the addition.

It is a Colonial home – full basement – finished – 2 bedrooms and a bathroom, plus a main area. They are proposing to bump out in the back, both on top and in the basement. They are adding another bedroom and a bath in the basement plus a storage room. He spoke about additional windows in the basement. Anderson, casement windows; all the same. Not all the same size, though. Roof will be all changed – will all be matched; Weathered Wood, Timberline. Siding; Country Beige; whole house.

Chairman Baum opened the hearing to the public.

No one from the public wished to speak.

Chairman Baum offered the following motion, which was seconded by Mr. Zamir:

Resolution # ARB 2017-10

Resolved, that the application of Koenigsberg, 14 Brockton Rd., New Hempstead, N.Y. is hereby approved as per the plans approved and as per the specifications given at this meeting. Chairman Baum called for a vote. The vote was 4-0. The resolution was adopted.

**Approval of June 20, 2017 Minutes**

Chairman Baum offered the following motion, which was seconded by Mr. Zamir:

Resolution # ARB 2017-11

Resolved, that the minutes of the meeting of the Architectural Review Board held on June 20, 2017 are hereby approved as submitted and the reading of said minutes be waived. Chairman Baum called for a vote. The vote was 3-0. The resolution was adopted.

Mrs. Janis offered the following motion, which was seconded by Mr. Zamir:

Resolution # ARB 2017-12

Resolved, that the meeting of the Architectural Review Board held on July 18, 2017 is hereby adjourned. Chairman Baum called for a vote. The vote was 4-0. The resolution was adopted.

Respectfully submitted,

Lee Mazza, Secretary