

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

PLANNING BOARD

REGULAR MEETING
WEDNESDAY, OCT. 18, 2017
8:00 P.M. – VILLAGE HALL

PRESENT

CHARLES FRANKEL, CHAIRMAN
ANGELA ESPOSITO
MEL POLIAKOFF

ABSENT

HILLEL KURZMANN
JENNIFER EISENSTEIN
RACHEL SCHWARTZ

ALSO PRESENT

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

Open meeting

Roll Call

306 and Grandview Commons. The applicants are seeking site plan approval for the construction of a small shopping center at the intersection of Route 306 and Grandview Avenue. The property is located on the south side of Grandview Avenue, “ 0 “ feet east of NYS Route 306 in the Village of New Hempstead; Designated on the Town of Ramapo Tax maps as Section 41.15 Block 4 Lots 1 & 2 in a potential NC zoning district.

Chairman Frankel read a letter into the record from Amy Mele regarding the Site Plan application of 306 & Grandview. It requested that the public hearing scheduled for this evening be adjourned until the next meeting of the Planning Board so the applicant could respond to the Village Traffic Engineer’s comments. Same will be annexed to and made a part of this record.

Chairman Frankel stated there will be no public hearing this evening, however, there is a lot of correspondence to be read into the record.

Rockland County Highway Dept. dated September 6, 2017 addressed to Stonefield Engineering & Design
Spring Hill Community Ambulance Corps, Inc. dated Oct. 2, 2017
Rockland County Division of Environmental Health dated Oct. 4, 2017
Rockland County Sewer District #1 dated Oct. 12, 2017
Rockland County Drainage Agency Div. of the Highway Dept. dated Oct. 13, 2017
Letter from McLaren dated October 17, 2017

Chairman Frankel asked Mr. Lange to bring the Board up to date regarding his correspondence.

Mr. Lange stated the plans are going to change substantially because of the requirements of the NYS Dept. of Transportation; limiting the access to a single access point. He stated the changes have a “very short throw”. When you make the turn you are going to have to make an immediate decision; turning right, left or straight within the site. It will be necessary for us to redo the circulation. The traffic report that was done was based on the original layout. There is a meeting set up with the State Dept. of Transportation and the County in Poughkeepsie to see if we can come to an agreement on how the internal circulation should work. Mr. Lange feels the only way that would work is to move the entrance on 306 to the farthest point south and make a connecting back road to the access on the county road. He recommends that we not discuss the site plan until the submissions of the revisions have been made.

Chairman Frankel stated the applicants are aware of the situation and asked for the adjournment tonight and are going back to the drawing board to start to plan the entire site.

Chairman Frankel has a lot of questions regarding the former traffic study.

Mr. Lange stated the State is looking at this intersection independently of this application. Further discussion of the traffic study.

Chairman Frankel stated the Planning Board as well as the County has been invited to the meeting set up with the State Dept. of Transportation, which was noted above.

GML Review – 18 East Lane

This GML represents an application for Tennis Courts on 18 East Lane in the Village of Wesley Hills.

Chairman Frankel has responded to the Village of Wesley Hills that the Village of New Hempstead has no comments on this application at this time.

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

Resolution # P.B. 2017-58

Resolved, that the Planning Board has no objection with the response that the Village made with reference to the GML – 18 East Lane. Chairman Frankel called for a vote. The vote was 3-0. The resolution was adopted.

GML Review Osterh Properties LLC

This GML represents a subdivision application on the eastern side of Slavita Road, approximately 155 feet north of Mezritch Road in the Village of New Square. The County Department of Planning has a long list of items disapproving this application.

Chairman Frankel stated this is “over utilization of the land”. We addressed it as part of our desire to protect our right of way on the east side of Route 45.

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

Resolution # P.B. 2017-59

Resolved, that the Planning Board has no objection with the response that the Village made with reference to the GML on Osterh Properties LLC in the Village of New Square, N.Y. Chairman Frankel called for a vote. The vote was 3-0. The resolution was adopted.

GML Review Menachem Kleinman

This GML represents a school on Route 306 to the North of Viola Rd. on the west side of the Road. The Rockland County Dept. of Planning disapproves this application with 23 points. Our Planning Board previously objected to the application and Chairman Frankel together with Mr. Lange, have ratified our objections now.

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

Resolution # P.B. 2017-60

Resolved, that the Planning Board has no objection with the ratification that the Village made with reference to the GML on Menachem Kleinman. Chairman Frankel called for a vote. The vote was 3-0. The resolution was adopted.

GML Review Yehuda Weissmandl

Chairman Frankel requested Secretary Weinraub to draft a letter to the Rockland County Dept. of Planning stating the Planning Board of the Village of New Hempstead has no comment regarding the application of Yehuda Weissmandl.

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

Resolution # P.B. 2017-61

Resolved, that the Planning Board agrees to the transmittal of a letter to The Town of Ramapo stating we have no comments with regard to the application of Yehuda Weissmandl. Chairman Frankel called for a vote. Chairman Frankel called for a vote. The vote was 3-0. The resolution was adopted.

GML Review Bluefield Extension

This application is in the area of Viola Rd. and Union Rd. These are small single family homes which are being knocked down, odd shaped lots; congested and turning them into two R-15 sites.

Chairman Frankel sent the following response to the Town of Ramapo Zoning Board:

“The Village of New Hempstead has reviewed the above referenced proposal and based upon the materials provided, we are in agreement with the County. It appears that the site is over utilized and over in density.”

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

Resolution # P.B. 2017-62

Resolved, that the Planning Board has no objection with the response that the Village made with reference to the GML Review Bluefield Extension. Chairman Frankel called for a vote. The vote was 3-0. The resolution was adopted.

Approval of September 5, 2017 Minutes

The Board was unable to approve the minutes due to a lack of quorum.

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

Resolution # P.B. 2017-63

Resolved, that the meeting held by the Planning Board of the Village of New Hempstead on October 18, 2017 is hereby adjourned. Chairman Frankel called for a vote. The vote was 3-0. The resolution was adopted.

Respectfully submitted,

Lee Mazza, Secretary