

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

BOARD OF TRUSTEES

REGULAR MEETING
Tuesday, September 22, 2020
7:30 P.M. – ZOOM

PRESENT

ABE SICKER, MAYOR
SHALOM MINTZ, DEPUTY MAYOR
MOSHE SCHULGASSER, TRUSTEE
JEN EISENSTEIN, TRUSTEE
ADAM REICH, TRUSTEE (ZOOM)

ABSENT

ALSO PRESENT

ALLISON WEINRAUB, VILLAGE CLERK-TREASURER
BRUCE MINSKY, VILLAGE ATTORNEY
GLENN MCCREEDY, VILLAGE ENGINEER
JOHN LANGE, VILLAGE PLANNER (ZOOM)
MIKE MANDIKAS, BUILDING INSPECTOR
EILEEN SAMMARONE, DEPUTY VILLAGE CLERK-TREASURER

ROLL CALL

OPEN FLOOR – PUBLIC PARTICIPATION

Justin Schwartz, 55 Westminster Way
Someone has been dumping on Summit Park Rd going around the bend.

Mrs. Weinraub stated we got a call regarding this and it was determined it is the county property. She spoke with someone who requested time to get the matter resolved.

APPROVAL OF ABSTRACT OF AUDITED VOUCHERS 2020-8

Trustee Schulgasser offered the following motion, which was seconded by Deputy Mayor Mintz:

Resolution # BOT 2020-76

Resolved, that abstract of Audited Vouchers 2020-8, #19175-19218 in the amount of \$67,224.49 is hereby approved. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

Since Trustee Reich is on Zoom there will only be four signatures on the Vouchers but all board members approved.

APPROVAL OF MINUTES: 8/25/2020 & 9/8/2020

Trustee Eisenstein offered the following motion, which was seconded by Trustee Schulgasser:

Resolution # BOT 2020-77

Resolved, that the minutes of the regular meeting of 8/25/2020 are hereby approved and the reading of said minutes is waived. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

Trustee Eisenstein offered the following motion, which was seconded by Deputy Mayor Mintz

Resolution # BOT 2020-78

Resolved, that the minutes of the Special meeting of 9/8/2020 are hereby approved and the reading of said minutes is waived. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

Public Hearing- 589 New Hempstead Rd- Special Use Permit- The Applicants Are Seeking Special Permit Approval Per The Requirements Of Section 290-57.2 Local Law 3 Of 2017 To Permit The Construction, Maintenance, And Use Of A Place Of Assembly. The Subject Property Is Located On The East Side Of New Hempstead Rd.0 Feet From The Intersection Of Westview Rd. The Property Is Designated On The Town Of Ramapo Tax Map As Section 42.14 Block 2 Lot 49 In A 1r-35 Zoning District.

At the request of the applicant this will be placed on next month's meeting. They would like time to respond to the professional's and comments that came in from the GML.

Deputy Mayor Mintz offered the following motion, which was seconded by Trustee Schulgasser:

Resolution # BOT 2020-79

Resolved, that the Village Board hereby adjourns the Public Hearing for 589 New Hempstead Rd. to October 27, 2020. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

Continuation Public Hearing Village of New Hempstead Comprehensive Plan

Mayor Sicker gave until Tuesday September 1, 2020. Comments should be emailed to strategicplan@newhempstead.org

Comments read into the Record:

Justin Schwartz, 9/22/2020

Deborah Munitz, 9/17/2020

Nancy Jacobs 9/21/2020

Stephen Geis, 9/22/2020

Rivke Gerstenblit, 9/14/2020

Aaron and Sarah Krakowski, 9/14/2020

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Yosef and Shoshanna Sheinfil

Gila Robinson, 9/16/2020

Michael Leo, 8/25/2020

Mr. Geis would like the neighbor comments posted to the web.

The Attorney and Mayor questioned if it should be posted on the web but the public can definitely FOIL the information.

Justin Schwartz, Hillcrest Fire Department

Have the comments submitted been reviewed and commented on? Would also like to be sure the all the processes are followed after the plan has been approved such as Planning and Zoning to carry out the masterplan.

Mayor Sicker stated the comments will be reviewed and commented on in the coming week and all processes will be followed.

Deborah Munitz, 5 Rose Hill Rd, Montebello

Thanks the Board for the opportunity to comment. Did send in two sets of comments and has a few comments to add to that. Is there is a Draft Part 2 to review? Understands a large amount of work went into this project, but feels it's not where it should be for approval. Is there any way you can make some corrections and declare a pos dec.

Nancy Jacobs, 9 Dorothy

Would like her comments read allowed to go through

Mayor Sicker went through the comments:

Regarding Down Zoning- We are protecting the Village by doing this. Everything in the area is a 1R-25. The Reason we did 1R-25 instead of 1R-35 is because we want to give an incentive to build single family homes as opposed to a Senior Development or a School where we have no right to deny.

John Lange

Average Density- Another name for Cluster. Given a # of units based upon the gross acreage of the site, but in response the developer must give a fixed amount of open space in dedicated format to never be built on subject to board approval. This is also an incentive to promote single family housing.

Nancy Jacobs

When will the neighbors be given notice of any use change or the sale of a property such as the Bus Depot?

Mayor Sicker explained for sales the village doesn't receive notice and for everything else they will have to submit for zoning or planning and mail notices to all neighbors within 500 ft. the bus depot is owned by the School District not the Village.

Mayor sicker reviewed the comments in the chat box from Stew Schwartz.

Jane Snow, 626 New Hempstead Rd.

The sidewalks proposed for New Hempstead rd. and other parts of the village. It says you will be taking 8ft of frontage on New Hempstead Rd. and what will happen to the retaining walls and such on those properties effected?

Deborah Munitz

Clustering is generally an incentive to developers as an easy path for them to put homes where they can to maximize the number of units that they can get on a site. So generally you are looking at the Net Acreage as far as figuring out how many units. Why did you go to gross acreage and increase the density?

Mayor Sicker explained that in the Village of New Hempstead we like as many single family homes as possible to avoid other types of higher density developments. This allows for us to protect the characteristics of the neighborhood.

Solomon Fuerst, Zoning Board Chair

The purpose of this plan is to plan for the destiny of the Village. If we don't plan for it things are going to happen anyway. Applications are going to come in and we are going to have to approve them as a way of right for many reason. What we will end up with is slightly different density's and layouts but more single family residences in the village. This would be good for the lifestyle and for Traffic. If we don't plan for it and provide incentives another institution will come in and build as a way of right.

Shoshana Sheinfil, 9 Kingston Dr

Has questions regarding the Matterhorn Property not being single family.

The board explained they were referring to the cluster zone.

Mr. Lange explained the Matterhorn property is unique. It has for years been an educational facility with walkways through the wetlands and has all the characteristics of the things we want to preserve. In the optimize Cluster Zone that Matterhorn falls under is proposed a set number of units and required a great number of restrictions such as there will be no surface parking permitted.

Trustee Schulgasser explained it is only being proposed on the odd side of the street and the Village Engineer explained it will be approximately 8 ft. and will be a case by case basis regarding the retaining walls and other repairs.

Trustee Schulgasser offered the following motion, which was seconded by Trustee Eisenstein:

Resolution # BOT 2020-80

Resolved, that the Village Board of the Village of New Hempstead hereby closes the Public Hearing for the Village of New Hempstead Comprehensive Plan to Tuesday September 22, 2020 at 7:30pm.. Mayor Sicker called for a vote. The vote was 4-0 the resolution was adopted.

Trustee Schulgasser offered the following motion, which was seconded by Trustee Eisenstein:

Trustee Schulgasser offered the following motion, which was seconded by Trustee Eisenstein

Resolution # BOT 2020-81

Resolved, that the Village Board of the Village of New Hempstead hereby adjourns the Public Hearing for the Village of New Hempstead Comprehensive Plan to Tuesday October 27, 2020 at 8:30pm.. Mayor Sicker called for a vote. The vote was 4-0 the resolution was adopted.

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Resolution approving No Parking Signs on Brick Church and Rt. 306

Mayor Sicker explained there are No Parking Signs on one side of the street and there used to be on both sides but at some point half got removed. We would like them on both sides of the street from Rt. 306 to Ivy Ln. except not in front of the Church where they have designated parking.

Trustee Schulgasser offered the following motion, which was seconded by Trustee Eisenstein:

Resolution # BOT 2020-82

Resolved, that the Village Board of the Village of New Hempstead hereby approves the No Parking Anytime Signs on both sides of Brick Church from Rt. 306 to Ivy Ln. excluding the front of the Brick Church located at 220 Brick Church Rd. Mayor Sicker called for a vote. The vote was 4-0 the resolution was adopted.

Mayors Report- The Printer lease is up. The monthly fee is going to be approximately \$166.04 which is a little higher then what it was but we are increasing the color and will no longer need to purchase ink for the little printer and will no longer need to outsource small printing jobs.

Deputy Mayor Mintz offered the following motion, which was seconded by Trustee Eisenstein:

Resolution # BOT 2020-83

Resolved, that the Village Board of the Village of New Hempstead hereby approves the lease for the Village Copier from Document Solutions in the amount of approximately 166.04 a month. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

DEPUTY MAYORS REPORT

TRUSTEES REPORT-

MOTION TO ADJOURN

Trustee Reich offered the following motion, which was seconded Trustee Schulgasser:

Resolution # BOT 2020-84

Resolved, that the meeting on September 22, 2020 of the Board of Trustees is hereby adjourned. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

Respectfully submitted,

Allison Weinraub,
Village Clerk-Treasurer