

October 31, 2023

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

BOARD OF TRUSTEES

REGULAR MEETING

October 31 2023

7:30 P.M.

PRESENT

ABE SICKER, MAYOR
JEN EISENSTEIN, TRUSTEE
SHALOM MINTZ, DEPUTY MAYOR

ABSENT

ADAM REICH, TRUSTEE
MOSHE SCHULGASSER, TRUSTEE

ALSO PRESENT

ALLISON WEINRAUB, VILLAGE CLERK TREASURER
BRUCE MINSKY, VILLAGE ATTORNEY

Pledge Allegiance

Roll Call

Open Floor

No one from the public wished to speak.

APPROVAL OF MINUTES: August 15, 2023 & September 12, 2023

There were not enough members present to approve the minutes of September 12, 2023. Minutes will be held over until the next meeting date.

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

Resolution # BOT 2023-81

Resolved, that the minutes of the regular meeting of August 15, 2023 are hereby approved and the reading of said minutes is waived. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

APPROVAL OF AUDITED VOUCHERS 2023- 10

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

Resolution # BOT 2023-82

Resolved, that abstract of Audited Vouchers 2023-10, #20837-20908 in the amount of \$ 135,619.02 hereby approved. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

RESOLUTION AMENDING THE VILLAGE FEE SCHEDULE TO INCLUDE AN ESCROW DEPOSIT FOR ADDITIONS AND NEW CONSTRUCTION FOR SINGLE-FAMILY AND TWO-FAMILY HOMES.

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There has been issues with not enough escrow being collected for professional fees At the recommendation of the Village Engineer the board is looking to update the village fee schedule to include 1. Building Permit for Pool/Additions (sitework): \$1000.00 Escrow for Prof Fees 2. Building Permit for New Home (including Demos): \$1500.00 Escrow for Prof Fee 3. Zoning Board- \$2000.00 Escrow for Prof Fees.

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

Resolution # BOT 2023-83

Resolved, that the village board of the village of New Hempstead hereby amend the village fee schedule to include 1. Building Permit for Pool/Additions (sitework): \$1000.00 Escrow for Prof Fees 2. Building Permit for New Home (including Demos): \$1500.00 Escrow for Prof Fee and 3. Zoning Board Submission- \$2000.00 Escrow for Prof Fees. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted..

RESOLUTION AUTHORIZING THE RELEASES OF EXCESS FUND FOR PROFESSIONAL FEES SUBMITTED TO 10 GRANDVIEW AVE, DENNIS PLASSART.

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

Resolution # BOT 2023-84

Resolved, that the village board of the village of New Hempstead hereby release the excess funds for professional fees submitted by Dennis Plassart for 10 Grandview Ave. in the amount of \$340.00. Mayor Sicker called for a vote. The vote was 3-0 the resolution was adopted.

RESOLUTION AUTHORIZING THE RELEASE OF ESCROW FOR LANDSCAPING BY 18 BARRIE DR.

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

Resolution # BOT 2023-85

Resolved, that the village board of the village of New Hempstead hereby release the excess funds for professional fees submitted by Shmuel Berkowitz for 18 Barrie Dr.. in the amount of \$1857.50 Mayor Sicker called for a vote. The vote was 3-0 the resolution was adopted.

PUBLIC HEARING FOR THE 2024 BUDGET

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

Resolution # BOT 2023-86

Resolved, that the village board of the village of New Hempstead hereby open the public hearing for the 2024 Budget. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

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There were no comments from the public.

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

Resolution # BOT 2023-87

Resolved, that the village board of the village of New Hempstead hereby close the public hearing for the 2024 Budget. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

The board has all reviewed and gone through the budget numerus times.

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

Resolution # BOT 2023-88

Resolved, that the village board of the village of New Hempstead hereby approve the 2024 Budget for the village of New Hempstead. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

PUBLIC HEARING- ILLINOIS PROPERTIES 26, LLC, 775 N. MAIN ST., NEW HEMPSTEAD, NY 10977. THE APPLICANTS ARE PETITIONING THE BOARD OF TRUSTEES FOR A ZONE CHANGE FROM A 1R-25 TO AN NCD (NEIGHBORHOOD COMMERCIAL DISTRICT) PER THE REQUIREMENTS OF SECTION 290-36.1 TO PERMIT THE CONSTRUCTION MAINTENANCE AND USE OF AN ENLARGEMENT TO THEIR EXISTING OFFICE BUILDING. THE SUBJECT PROPERTY IS LOCATED ON THE WEST SIDE OF MAIN ST., 265 FT. +/- FROM THE INTERSECTION OF RENSSALAER DR. THE PROPERTY IS DESIGNATED ON THE TOWN OF RAMAPO TAX MAP AS SECTION 42.18-2-24 + 842.18-2-24 IN A 1R-25 ZONING DISTRICT.

Mrs. Weinraub stated it ran in the Rockland Journal News on October 17, 2023. Affidavit of notice and postings were timely.

Ira Emanuel, Attorney for the applicant

This is an application to change the designation of this lot from a 1R-25 to a Neighborhood Commercial District. This was the old Jawonio training center on RT 45 it has previously been an automobile dealership. The building is currently two stories which operates as back offices for Hamaspik. They need more room and the owners are willing to build more spacing for offices no clinical work will be done. The applicants are proposing an additional 18,000 square feet. According to our traffic study, you'd have a 75% or 76% occupancy without the Reserve Banks. The reserved is actually located in the back near the wetlands. There's 10 spaces on the north. Seven opposite seven along the existing edge of edge, a parking area and an additional 13 On the south. Without the reserve we have 102 spaces. So we're asking for a zone change from 1R-25 to NCD basically, because offices are not allowed in the 1R 25 district this is a prior non-conforming use was legal when built and in order to if we did not change the zoning we would need to use variance to expand the building the classification of this as a residential district just doesn't make sense. Rockland County Planning approved this application and left it for local determination.

The applicant's attorney discussed other letter that came in from GML that pertain to siteplan.

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Mayor Sicker doesn't want to get into the planning of site plan that's for planning such as sidewalks along the frontage. The applicant actually moved the building back more. this is not out of character for the neighborhood. There are variances needed as well.

The applicant's attorney understands that the mayor doesn't want to get into site plan but would like the neighbors to know the applicant will be putting in screening.

Deputy Mayor Mintz would like to know why not a use variance instead of NCD overlay.

The applicant's attorney explained a use variance is not appropriate here. There is a zone that can be utilized.

Deputy Mayor Mintz wants to be sure they only have the option for office space if this gets approved and the owner won't go and sell to the highest bidder.

The attorney explained there is very tight control in the NCD.

Deputy Mayor Mintz would like to place certain conditions on the NCD.

Mayor Sicker explained this will be for a single use for a single entity.

Attorney Minsky stated this is the only zone that would allow for office spaces. All of the other zones in the village are residential. He questioned whether the applicant has to appear in front of ZBA before the approvals. Technically they need a store count.

It will be done subject too. The store count is one. The applicants engineer goes over the plan to show the existing building and the proposed addition.

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

Resolution # BOT 2023-89

Resolved, that the village Board of the village of New Hempstead hereby open the Public Hearing for Illinois Properties, , 775 N Main St. for a zone change. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

Mr. Strack, 7 Rovitz Pl.

Believes the zone was issued originally because it was intended for single family. The addition would create additional noise. Objects to the additional building. The car dealership created excessive noise. Is also concerned about the reserve parking area being in wetlands that can never be developed. Currently they have bright floodlights that shine through his windows into his bedroom. Has lived here for 33 years and objects to the additional building and does not think it is necessary. The applicant needs variances and does not feel any more variances should be given in the village. Recently discovered a large 30 or 40 ft shed. On the property as well.

Deputy Mayor requested the homeowner point to his home and when the noise is excessive.

The noise is through the day.

The board requested the applicant address the lighting issue. If residents have issues, they should let the village know to have it addressed. The mayor mentioned to the applicants attorney when they get to the planning board they will need to add substantial screening and make sure the wetlands are taken into account. The board requested that the building inspector check out the pod on the property.

Mrs. Fulco, 6 Renssalaer Dr.

Is concerned about the property becoming a CVS or something like that. The parking is already horrendous. This was supposed to be a single family area. When Jawonio was here there were no problems.

The mayor explained again this board is not to approve parking or things of that nature that will be for planning board. This would be about legalizing a non-conforming use that has always been used as such.

Mr. Fulco, 6 Renssalaer Dr.

Had questions on if they would need variances for the addition with the current zoning and if the zone gets changed can they come in with another use.

The mayor explained that they would need variances but not for the size it would be for nonconforming use. The NCD is an overlay zone that would allow them to proceed to planning and zoning. Even if they receive this approval and they decide to change what they are proposing they would need to come back in front of the board.

Mayor Sicker went through the comments that came in through GML. County Planning has approved this so there will be no overrides this evening.

Comments referenced into the record:

Rockland County Planning 10/18/23

Rockland County Sewer 10/18/23

NYS DOT 10/3/2023

TOR DPW 10/5/2023

Applicants Response

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

Resolution # BOT 2023-90

Resolved, that the village Board of the village of New Hempstead hereby Close the Public Hearing for Illinois Properties, , 775 N Main St. for a zone change. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

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

VILLAGE OF NEW HEMPSTEAD BOARD OF TRUSTEES RESOLUTION 2023-91

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WHEREAS, Illinois Properties 26, LLC (hereinafter referred to as “Petitioner”), has heretofore petitioned the Village of New Hempstead Board of Trustees for a change of zoning classification of an existing parcel of real estate located on the West side of Main Street, approximately 265 ±feet from the intersection of Rensselaer Drive, known on the tax map of the Town of Ramapo as Section 42.18, Block 2, Lot 24 and Section 842.18, Block 2, Lot 24 and is seeking a change in zone from a currently 1R-25 zone to a designation of Neighborhood Commercial; and

WHEREAS, a public hearing was held by the Village of New Hempstead Board of Trustees on October 31, 2023; and

WHEREAS, in accordance with Section 617 *et seq.* of the New York State Environmental Quality Review Act (“SEQRA”), the Village Board of Trustees determined the proposed application a “Type I” action and issued a negative declaration after studying all relevant environmental factors; and

WHEREAS, Village of New Hempstead Board of Trustees received input from other involved agencies on the proposed petition including the County of Rockland Planning Department, Rockland County Sewer District #1, New York State Department of Transportation and the Town of Ramapo Department of Public Works, and other agencies; and

WHEREAS, the application otherwise conforms to all the requirements contained in the Village of New Hempstead Local Law for development and use as a neighborhood commercial property;

NOW, THEREFORE, it is hereby

RESOLVED, that the Village of New Hempstead Board of Trustees hereby approves the Petition of 306 Grandview Commons, LLC subject to review and approval of the New Hempstead Planning Board of the proposed site plan with any conditions imposed thereon; and it is further

RESOLVED, that the approval granted pursuant to this Petition is designated ONLY for the Petitioner Illinois Properties 26, LLC, subject to all necessary approvals and requirements from the Village of New Hempstead Planning Board and the Village of New Hempstead Zoning Board of Appeals. Should Petitioner sell, convey, demise, or otherwise transfer ownership of the aforementioned parcels, the approval granted hereunder shall cease and the properties shall revert back to the original 1R-25 designation, unless such sale, conveyance or transfer is specifically approved by the Village of New Hempstead Board of Trustees to continue such Neighborhood Commercial designation; and it is further

RESOLVED, Petitioner is to comply with all other requirements contained in the Neighborhood Commercial Law of the Village of New Hempstead.

Mayor Sicker called for a vote on the Resolution which was as follows: Deputy Mayor Mintz, AYE, Trustee Eisenstein, AYE, and Mayor Sicker, AYE. The Resolution was adopted by a vote of 3-0.

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

VILLAGE OF NEW HEMPSTEAD BOARD OF TRUSTEES RESOLUTION 2023-92

WHEREAS, the Village of New Hempstead Board of Trustees (the “Board”) received a petition from Illinois Properties 26, LLC, 775 N. Main Street, New Hempstead, New York 10977, (“Project Sponsor”) for a change in zoning designation to a Neighborhood Commercial zone on a parcel of land at the West side of Main Street approximately 265±feet from the intersection of Rensselaer Drive located in the Village of New Hempstead, County of Rockland (the “Project Site”); and

WHEREAS, Illinois Properties 26, LLC, submitted an Full Environmental Assessment Form (“FEAF”), in accordance with Article 8 of the Environmental Conservation Law and the regulations adopted thereto at 6 N.Y.C.R.R. Part 617 (collectively referred to as the “State Environmental Quality Review Act” or “SEQRA”); and

WHEREAS, Illinois Properties 26, LLC, through its environmental consultants, has further submitted to the Village Board of Trustees an expanded analysis of the potential visual and traffic impacts related to the Project together with soil analysis and remediation; and

WHEREAS, the Village Board of Trustees previously adopted a resolution pursuant to 6 N.Y.C.R.R. §617.6 declaring itself lead agency for the purpose of conducting a coordinated review of the Project pursuant to SEQRA; and

WHEREAS, the Village Board of Trustees notified all involved agencies on at least 30 days’ notice that the Board intended to act as lead agency pursuant to SEQRA, and no objection to the Board assuming such status was made; and

WHEREAS, the Board held a public hearing on October 31, 2023 where input from all involved and interested agencies, including but not limited to Rockland County Department of Planning, Rockland County Sewer District #1, New York State Department of Transportation and Town of Ramapo Department of Public Works, and others and heard and considered all input from the public that addressed the Board in connection with the Project

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE OF NEW HEMPSTEAD BOARD OF TRUSTEES AS FOLLOWS:

Upon thorough review and due consideration by the Village Board of Trustees of all information, the comments and input provided by the involved and interested agencies and the public, as well as the reports, studies, visual simulations, and analyses provided by Illinois Properties 26, LLC, and the Board of Trustees’ consultants and professional staff, the Village Board of Trustees makes the following findings:

1. The Village Board of Trustees has considered the Project pursuant to the parameters and criteria set forth in 6 N.Y.C.R.R. §§ 617.2(b) and 617.3(g).

2. The Village Board of Trustees classifies its review and approval of the Project as a Type “I” action pursuant to 6 N.Y.C.R.R. §617.4.

3. The Village Board of Trustees has carefully reviewed the project, the criteria set forth in 6 N.Y.C.R.R. §617.7(c), the comments and input provided by the involved and interested agencies and the public, as well as the technical information and analyses provided by the Project Sponsor and the Village Board of Trustee’s consultants, with regards to the Project. Based on the foregoing analyses and information, the Village Board of Trustees has thoroughly reviewed the potential relevant areas of environmental concern and finds that the Project will not result in a potential significant adverse impact on the environment for the following reasons:

(a) The Project will not have a significant potential adverse impact on traffic issues since mitigation for any traffic concerns will be subject to the review and approvals from Rockland County Highway Department and New York State Department of Transportation; The Project Site will be utilized as neighborhood commercial usage and access and egress into the site will be permitted. The Project will not affect any unique or unusual land formations.

(b) The Project will not have a significant potential adverse impact on water. The project will not affect any protected water body. The Project Sponsor shall comply with applicable permit requirements set forth in NYSDEC’s Phase II SPDES General and Individual Permits for Stormwater Discharges from Construction and Industrial Activities and the Village of New Hempstead’s laws regarding stormwater discharges. The Project will not have any impacts on federal or state wetlands. There will be no significant potential adverse impact to any non-protected water body and will not result in a potential significant adverse impact to the water quality or quantity within the area. There will be no significant potential adverse impact to surface or groundwater quality and quantity. The Project will not alter drainage flow or patterns, or surface water runoff. All activities at the Project Site shall be subject to applicable NYSDEC stormwater permitting requirements. Appropriate erosion measures shall be implemented as part of the Stormwater Pollution Prevention Plan required by NYSDEC and the Village of New Hempstead for all construction activities.

(c) The Project will not affect air quality.

(d) The Project will not result in a potential significant adverse impact on plants and animals. There are no threatened or endangered species of animal or plant life present on the Project site. The Project will not substantially or adversely impact any non-threatened or non-endangered habitat.

(e) The Project will not result in a potential significant adverse impact on agricultural resources land resources.

(f) The Project will not have a potential significant adverse impact on aesthetic resources. Visual simulations of the Project at various view points demonstrate that the Project will not have a potential significant adverse impact on the aesthetic and character of area where the project is proposed.

(g) The Project will not result in a potential significant adverse impact to historic or archaeological resources. All construction and operational activities at the Project Site shall be conducted in conformance with the requirements of the NYS Office of Parks, Recreation and Historic Preservation, as necessary.

(h) The Project will not have a potential significant adverse impact on existing open space and recreation.

(i) The Project will not have a potential significant adverse impact on a Critical Environmental Area as designated pursuant to 6 N.Y.C.R.R. § 617.14(g) of the SEQRA regulations.

(j) The Project will not have a potential significant adverse impact on transportation or the existing traffic patterns and flow. Based on the analysis provided by the Project Sponsor, the Project will not have a significant adverse impact. On-site pedestrian amenities and proposed sidewalks and circulation are adequate, as well as the proposed parking options available for potential guests and visitors to the Project Site.

(k) The Project will not have a potential significant adverse impact on energy.

(l) The Project will not have a potential significant adverse related to objectionable noise and odor.

(m) The Project will not have a potential significant adverse impact on public health or safety.

(n) The Project will not have a potential significant adverse impact on growth and character of the community and neighborhood. The Project's proposed use and density is consistent with the goals and purposes of the Neighborhood Commercial ordinance and the comprehensive zoning plans of the Village of New Hempstead. The ambulance and fire departments have determined that an adequate capacity of services is available to handle any additional service demands presented by the Project.

4. Based on the foregoing, the Village Board of Trustees finds that the Project will not have a potential significant adverse environmental impact on the environment in accordance with the New York State Environmental Quality Review Act, Article 8 of the New York Environmental Conservation Law and, in particular, pursuant to the criteria set forth at 6 N.Y.C.R.R. § 617.7(b) of the SEQRA regulations. The Village Board of Trustees thus issues a Negative Declaration pursuant to SEQRA.

5. A Notice of Negative Declaration shall be filed and/or published to the extent required by the SEQRA regulations, and as the Village Board of Trustees may deem advisable. The findings and conclusions relating to the determination of significance contained within the Notice of Negative Declaration are hereby adopted and incorporated by reference into this Resolution as applicable.

6. This Resolution has been prepared in accordance with Article 8 of the New York Environmental Conservation Act by the Village of New Hempstead Village Board of Trustees, with offices located at Village Hall, 108 Old Schoolhouse Road, New City, New York 10956.

7. This Resolution shall take effect immediately upon adoption.

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Mayor Sicker called for a vote on the Resolution which was as follows: Deputy Mayor Mintz, AYE, Trustee Eisenstein, AYE, and Mayor Sicker, AYE. The Resolution was adopted by a vote of 3-0.

RESOLUTION AUTHORIZING THE VILLAGE CLERK TREASURER TO LEVY TAXES APPROVED PURSUANCE TO THE 2024 BUDGET.

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

Resolution # BOT 2023-93

Resolved, that the village Board of the village of New Hempstead hereby authorize the Village Clerk Treasurer to Levy taxes approved pursuant to the 2024 Budget.

WHEREAS, a resolution is needed to levy the total taxes and other charges extended and levied against each parcel of real property shown on the tax roll prepared and verified by the assessors for the 2023-2024 fiscal year.

RESOLVED, that there be levied and assessed against the real property in the Village of New Hempstead for the following sums for Village government and other charges for the fiscal year 2023-2024 with the tax rate of 5.060 per \$1,000.00 of assessed valuation. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

RESOLUTION ACCEPTING THE WARRANT FOR UNCOLLECTED TAXES AND AUTHORIZED THE VILLAGE CLERK TREASURER TO TRANSMIT THE SAME TO THE ROCKLAND COUNTY COMMISSIONER OF FINANCE

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

Resolution # BOT 2023-94

Resolved, that the village Board of the village of New Hempstead hereby accept the warrant for uncollected taxes and authorized the village Clerk Treasurer to transmit the same to the Rockland County Commissioner of Finance. Mayor Sicker called fro a vote. The vote was 3-0. The resolution was adopted.

RESOLUTION MOVING THE REGULAR BOARD OF TRUSTEES MEETING FOR DECEMBER TO DECEMBER 20TH 2023

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

Resolution # BOT 2023-95

Resolved, that the village Board of the village of New Hempstead hereby move the December 2023 Regular board meeting to December 20, 2023. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

RESOLUTION ACCEPTING THE BID PACKET FOR SIDEWALK SNOW CLEARING

The board decided to accept the packet from Agular Landscaping for snow clearing of the sidewalks. He was the most affordable and did a good job last year. The board opted for an hourly price and would like them not to go out for anything less then 3 inches.

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

Resolution # BOT 2023-96

Resolved, that the village Board of the village of New Hempstead hereby accept the proposal from Agular Landscaping for sidewalk snow clearing. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

RESOLUTION TERMINATION THE CONTRACT WITH BUGRUNNER AFTER QUATERLY CONTRACT AND APPROVE THE CONTRACT WITH NJB PEST CONTROL

The village has had rodents and animals hanging inside Village Hall during the day and Bug runner was unable to accommodate us.

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

Resolution # BOT 2023-97

Resolved, that the village Board pf the village of New Hempstead hereby authorize the termination of contract with Bug Runner Exterminating services after the quarterly Period ends. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

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

Resolution # BOT 2023-98

Resolved, that the village Board pf the village of New Hempstead hereby approve the contract with NJB Pest for Exterminating services after the quarterly period ends with the current provider. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

ADJOURN TO NOVEMBER 28, 2023- CONTINUATION OF THE PUBLIC HEARING FOR BAIS MALKA- BAIS MALKA HASC, LLC, 48 GRANDVIEW AVE, MONSEY NY 10952. THE APPLICANTS ARE SEEKING SPECIAL PERMIT APPROVAL PER THE REQUIREMENTS OF SECTION 6.9.4.1 LOCAL LAW 1 OF 2017 AMENDING LOCAL LAW NO. 11 OF 1984 TO PERMIT THE CONSTRUCTION, MAINTENANCE, AND USE OF A PERMANENT PREFABRICATED CLASSROOM BUILDING. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF GRANDVIEW AVE. 900 FEET FROM THE INTERSECTION OF PLEASANT RIDGE RD. THE PROPERTY IS DESIGNATED ON THE TOWN OF RAMAPO TAX MAP AS SECTION 41.20 BLOCK 2 LOT 41 IN A 1R-25 ZONING DISTRICT.

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

Resolution # BOT 2023-99

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Resolved, that the village Board of the village of New Hempstead hereby adjourn the Public Hearing for Bais Malka, 48 Grandview Ave for Special Use Permit to November 28, 2023. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

MAYORS REPORT:

DEPUTY MAYORS REPORT:

TRUSTEES REPORT:

MOTION TO ADJOURN

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

Resolution # BOT 2023-100

Resolved, that the meeting on October 31, 2023 of the Board of Trustees is hereby adjourned. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

Respectfully submitted,
Allison Weinraub,
Village Clerk-Treasurer