

VILLAGE OF NEW HEMPSTEAD  
108 OLD SCHOOLHOUSE RD.  
NEW CITY, N.Y. 10956  
**BOARD OF TRUSTEES**  
SPECIAL INFORMATIONAL MEETING  
THURSDAY, AUGUST 27, 2015  
6:00 P.M. – VILLAGE HALL

PRESENT

FRED BRINN, MAYOR  
SOLOMON FUERST, DEPUTY MAYOR  
BRUCE MINSKY, TRUSTEE  
PAUL MUNDT, TRUSTEE  
DAVID WEISS, TRUSTEE

ABSENT

ALSO PRESENT

STEVE SILVERBERG, VILLAGE ATTORNEY  
JOHN LANGE, VILLAGE ENGINEER  
CAROLE VAZQUEZ, VILLAGE CLERK-TREASURER

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PLEDGE OF ALLEGIANCE

ROLL CALL

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**Public Informational Session**

Mayor Brinn stated this meeting will be the first of several regarding the Comprehensive Plan. The Mayor read into the record the Board's initial statements regarding what the plans are for the Village of New Hempstead.

Mayor Brinn referred to the High Profile Corners in the Village. He explained the Board is trying to make the "entrances" a little more visible. The goal is not to change any of the guts of the Village. The Board is not looking to change the zoning to multi family, they are looking to change certain areas of the Village which they believe are right for retail development, commercial development, possibly office development on major corridors. We are also looking into areas that we can protect from over development, such as the golf course. The Board also feels there is a lack of affordable housing; one and two bedroom apartments for newly married couples. People are getting fined with illegal basement apartments.

Mayor Brinn stated the Village has seen "0" growth. The taxes have not changed because our rateables have not changed; we have had no development. We are the only Town with no debt. We have "0" Bonds issued. There is need for better roads and better sidewalks as well. With better rateables we can possibly achieve that as well.

Mayor Brinn acknowledged the presence of our former Mayor, Larry Dessau; Welcome!

Mayor Brinn introduced our Engineer, John Lange.

Mr. Lange stated New Hempstead is trying to incrementally improve. He went over some properties such as Matterhorn, school property, hospital (privately owned in a County facility), Village Hall is not properly located; the golf course, There are opportunities to do things. We would like to hear from the public to see if we are missing anything.

Mayor Brinn opened the meeting to the public. One of the main criteria of this Village is to have upscale development. We would like to have applicants who are established and who will come in to speak to us about something that we can be proud of. Not strip malls, etc.; something that will increase property values. Mayor Brinn stressed that we want continuity of homes. He brought up the current development – Cambridge Heights, which is designed for older citizens.

Deputy Mayor Fuerst also stated we are looking for upscale development which will have no impact on single family residences.

Mr. Saperstein wanted more information on how the Village planned to address multi family dwelling.

Mayor Brinn explained that some areas will require zone change, but there will be a complete study as to why and if it will benefit the community at large

Mayor Brinn stated we are entertaining multi- family use. The Village has no multi-family use. Matterhorn is currently 1R-50. If Matterhorn is approved for a multi-family site, it would require a zone change just as much as the corner of Grandview & Rt. 306, which is currently an R-35 zone. Part of the master plan is to take certain areas within the Village and make zone changes.

Mr. Lange stated that the beauty of Matterhorn is the parkland and wetlands. We want to have something there that the people of the Village will get something out of. The development must be planned out.

Trustee Minsky looked at Matterhorn as a self- contained unit with natural beauty. He said that might be the place to have multi- family housing. That is a conceptual thing where the Village could target development instead of a developer coming in and making their own decision.

Deputy Mayor Fuerst referred to the Matterhorn property again; there is a beauty to Matterhorn that has always been there and that we want to keep. We do not want to turn that into 40-50 homes, you basically kill it. These are the type of things we want to look at to make sure there is a benefit to the Village.

John Lange stated the Village wants to be a partner in the development. He wants to have development standards; one thing he mentioned was roads without curbs to save water.

Trustee Minsky reiterated that the whole idea of the Master Plan is to control development.

Mr. Newhouse, of 3 Pasadena Place, had some “what if” questions about the development of the Matterhorn property.

Mayor Brinn assured him that there would be traffic studies and planning involved so that the traffic situation would be taken care of.

Further discussion with regard to upscale, high end planning; which is what the Village is looking for.

Mayor Dessau  
112 Grandview Ave.

New Hempstead, N.Y. – Mayor Dessau stated when a multi- family was proposed for the golf course, That was the moment when the Village of New Hempstead was born; around 1980. People were up in arms – that polarized the whole thing. He said he was part of the whole thing. A Citizens Group was formed – Holland House was carved out. The Health Complex was also taken out. The 200 people living there would have been a political force. An apartment house in Matterhorn would form a block vote.

Mayor Brinn feels that an apartment complex of one and two bedroom apartments will attract a complete mix of people, newly married, divorced people, empty nesters who don't want to spend \$400,000, etc. not a specific block vote.

Mayor Dessau felt the Matterhorn property could be used, in the middle, for an institution like a Nursing Home. It would be an excellent site for that and would be a rateable.

Mayor Brinn reminded everyone that the Village has a website. People should look in the website for updates. ([www.newhempstead.org](http://www.newhempstead.org).)

Mayor Brinn offered the following motion, which was seconded by Trustee Minsky:

Resolution # BOT 2015-80

Resolved, that the Special Informational Meeting of the Board of Trustees of the Village of New Hempstead is hereby adjourned.

Mayor Brinn called for a vote and the vote was 5-0. The resolution was adopted.