

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

PLANNING BOARD

REGULAR MEETING
WEDNESDAY, APRIL 1, 2015
7:30 P.M. – VILLAGE HALL

PRESENT

CHARLES FRANKEL, CHAIRMAN
HILLEL KURZMANN, DEPUTY CHAIRMAN
ANGELA ESPOSITO
MEL POLIAKOFF
DAVID DAHAN

ABSENT

RACHEL SCHWARTZ

ALSO PRESENT

CAROLE VAZQUEZ, VILLAGE CLERK-TREASURER

OPEN MEETING

ROLL CALL

Approval of minutes of September 15, 2014

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

Resolution # P.B. 2015-10

Resolved, that the minutes of the regular meeting of the Planning Board, held on September 15, 2014, are hereby approved as submitted and that the reading of said minutes is waived.

Chairman Frankel called for a vote and the vote was 4-0. Deputy Chairman Kurzmann abstained from the voting. The resolution was adopted.

Approval of minutes of December 3, 2014.

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

Resolution # P.B. 2015-11

Resolved, that the minutes of the regular meeting of the Planning Board, held on December 3, 2014, are hereby approved as submitted and that the reading of said minutes is waived.

Chairman Frankel called for a vote and the vote was 4-0. Mr. Dahan abstained from the voting. The resolution was adopted.

Approval of minutes of February 4, 2015.

Approval of minutes was put on hold as there was not a quorum present to vote.

G.M.L. – 158 Eckerson Rd. Subdivision

Chairman Frankel explained that the G.M.L. is a 2 lot subdivision about a little over a half acre. It is in an R-15 zone. The property is near Union Road. The Village is across the street. There are very heavy density apartments nearby. The Board looked at the map. The Town of Ramapo provided the Board with a copy of a letter with comments from Ed Moran, P.E. Chairman Frankel also referred to a letter dated March 23, 2015, by the County Planning Dept. They recommend a disapproval of the project. Chairman Frankel read from this letter. Both referenced letters are attached to and made a part of this record.

Chairman Frankel stated that he feels the Board should "take a stand" on this application. Chairman Frankel explained the R-15 zoning.

Discussion

Mr. Dahan offered the following resolution, which was seconded by Mr. Poliakoff:

Resolution # P.B. 2015-12

Resolved, that the Planning Board of the Village of New Hempstead hereby authorizes the Village Attorney to write a letter to the Rockland County Planning Department, concurring with their recommendation to disapprove of the G.M.L. application for the 158 Eckerson Rd. Subdivision as the Board is sensitive to the fact that the proposed use is completely out of character with the surrounding neighborhood.

Chairman Frankel called for a vote and the vote was 5-0. The resolution was adopted.

Chairman Frankel would like to have our attorney, Mr. Silverberg, please indicate that our vote was 5-0 in making our comments.

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

Resolution # P.B. 2015-13

Resolved, that the meeting of the Planning Board of the Village of New Hempstead, held on April 1, 2015, is hereby adjourned.

Chairman Frankel called for a vote and the vote was 5-0. The resolution was adopted.

Respectfully submitted,

Carole Vaquez, Village Clerk-Treasurer (LPM)