

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

PLANNING BOARD

REGULAR MEETING
WEDNESDAY, AUGUST 5, 2015
7:30 P.M. – VILLAGE HALL

PRESENT

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

ABSENT

RACHEL SCHWARTZ, DEPUTY
CHAIRMAN

ALSO PRESENT

KATHY ZALANTIS, VILLAGE ATTORNEY
JOHN LANGE, VILLAGE PLANNER
GLENN MC CREEDY, VILLAGE ENGINEER
CAROLE VAZQUEZ, VILLAGE CLERK-TREASURER

CALL TO ORDER

ROLL CALL

GML – BNOS SCHOOL

Mr. Lange gave a report on this GML. He feels it is problematic. His report is attached to and made a part of this record. The report is dated July 25, 2015.

Chairman Frankel suggested writing a letter to the Town of Ramapo expressing the Board's displeasure; including a copy of Mr. Lange's report as well as the County G.M.L.

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

Resolution # P.B. 2015-24

Resolved, that the Planning Board of the Village of New Hempstead hereby directs a letter be written to the Town of Ramapo expressing the Board's displeasure regarding the G.M.L. on Bnos School. They also requested a copy of Mr. Lange's report dated July 25, 2015 regarding same.

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

GML – SUMMIT PARK

Mr. Lange explained what the proposal was to be – they are dividing the lot – they are selling off the hospital on one lot and the offices on the south side are staying with the County property. Mr. Lange said he had no issue with the proposal.

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

Resolution # P.B. 2015-25

Resolved, that the Planning Board of the Village of New Hempstead hereby directs a letter be written to the Town of Ramapo stating the Board has no objection to the GML on Summit Park.

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

Approval of Minutes of July 1, 2015

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

Resolution # P.B. 2015-26

Resolved, that the minutes of the regular meeting of the Planning Board, held on July 1, 2015, are hereby approved as submitted and that the reading of said minutes is waived.

Chairman Frankel called for a vote and the vote was 3-0. Mr. Kurzmann and Mr. Dahan were both absent from that meeting. The resolution was adopted.

Refund of Escrow – Bet Asher

Ms. Vazquez stated the above account represented a 3 lot subdivision. Mr. Asher put up escrow. The 3rd house has been built. The C of O has been given. No reason to hold it.

Mr. Kurzmann offered the following motion, which was seconded by Mr. Dahan:

Resolution # P.B. 2015-27

Resolved, that the Planning Board of the Village of New Hempstead hereby agrees to return the escrow to Bet Asher subject to the review of the Village Attorney.

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

Continuation of Public Hearing on Landmarks by Klein

Mr. Markstein stated he needs re-approval of his project.

Mr. McCreedy stated the plans are difficult to understand.

Discussion –

Chairman Frankel asked if anyone from the public wished to speak

Chairmen Frankel offered the following motion, which was seconded by Mr. Dahan:

Resolution # P.B. 2015-28

Resolved, that the public hearing on Landmarks by Klein is hereby adjourned to a date certain, which will be the next meeting of the Planning Board on September 2, 2015.

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

Chairman Frankel asked Mr. Markstein to have a revised set of plans delivered to the Planning Board two weeks prior to the next meeting, August 19th.

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

Resolution # P.B. 2015-29

Resolved, that the meeting held by the Planning Board of the Village of New Hempstead on August 5, 2015 is hereby adjourned.

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

Respectfully submitted – Carole Vazquez, Village Clerk-Treasurer - LPM