

PLANNING BOARD
REGULAR MEETING
JANUARY 7, 2015 – 7:30 P.M.
VILLAGE HALL

Present

Chairman Charles Frankel
Deputy Chairman Hillel Kurzmann
Rachel Schwartz
David Dahan
Angela Esposito

Absent

Mel Poliakoff

Also Present

Steve Silverberg, Village Attorney
Jeff Osterman, Village Planner
Glenn McCreedy, Village Engineer
Carole Vazquez, Village Clerk-Treasurer

Chairman Frankel opened the meeting. Ms. Vazquez called the roll of the Board.

Final Site Plan approval – Yeshiva Ohr Torah

Present

Paul Savad, Attorney for Applicant
Anthony Celentano, Engineer for Applicant
Peter Rusillo, Maser Consulting
Rabbi Oshry

Mr. Rusillo stated that the Department of Transportation assigned an ID number 47337 for the permit application submitted to them. Mr. Savad referred to the email from Mr. Taylor of the D.O.T. dated 12/29/14, which stated the application was received and approved. The only issue was the final site plan approval.

Mr. Frankel read the letter of 12/15/14 into the record. A copy is annexed to these minutes. Mr. Silverberg asked Mr. Savad if all the information requested was taken care of. Mr. Savad stated that they have complied with everything, which Mr. Celentano confirmed.

Mr. Celentano outlined all outstanding items. 1. D.O.T. application, 2. Sewer District proof of payment, 3. Health Department mosquito control, 4. Town of Ramapo proof of payment, 5. Parking approved at 22 spaces, 6. Light poles – revised plan out of right of way. 7. Plantings shield headlights from neighbors, 8. Parking spots in easement agreement, 9. 1 parking spot near turn around removed to give 24" turn around, 10. Refer to credit given to porous 100%. (Wesley Hills gives 100% credit), 11 Drainage "0", 12. Fire truck turning pavement (see sheets 2 & 3), 13. Soil and erosion, 14 SWPPP – under 1 acre of disturbance, 15. Fire, 16. Field illumination, 17. Wetlands (Torgersen).

All items addressed.

Mr. Osterman suggested L.E.D. light was the way to go. Specs show. Plan looks fine.

Mr. McCreedy concurred on all items. Mr. McCreedy stated that a bond be put up for a certain period of time to provide annual inspection of the porous asphalt to insure that it is functioning properly. Condition to provide inspection coverage should be provided for in bond. We have to make sure the applicant is aware of how to maintain the surface. What is needed is substantial upkeep, snow removal and treatment.

Mr. Silverberg asked what would happen if the surface is not taken care of and it becomes nonporous. The bond is to make sure the maintenance is done. He discussed the time limit.

Chairman Frankel suggested 5 years.

Mr. McCreedy asked if the applicant agreed. Mr. Savad stated that the bond would be submitted prior to signing of the map. Mr. Silverberg requested the Village Engineer to approve a number. Mr. Celentano looked at the cost estimate for permeable pavers. Mr. McCreedy said \$63,600 was a bit excessive. The bond is a safeguard in case it doesn't work or not being done, the Village has the right to intervene.

Mr. Savad discussed the cost of porous maintenance. Mr. Silverberg questioned if not maintained the pavers could be filled in and not porous any more. Mr. McCreedy stated that vacuuming insures that it does not happen. We need to safeguard and protect the Village.

Mr. Savad questioned the amount. Mr. Silverberg stated that based upon the hearing comment and no additional comments at this point, all items taken care of, the public hearing could be closed.

Chairman Frankel opened the public hearing again. No one raised their hands.

Deputy Chairman Kurzmann offered the following resolution, which was seconded by Mrs. Schwartz.

Resolution # P.B. 2015-1

Resolved, that the public hearing on Yeshiva Ohr Torah is hereby closed.

Chairman Frankel called for a vote. All in favor. The resolution was adopted by a vote of 5-0.

Mr. Silverberg asked the applicant for permission to draft the resolution with conditions, \$30,000 Bond, and adjourn to the next meeting of the Planning Board.

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

Resolution # P..B. 2015-2

Resolved, that final site plan approval for Yeshiva Ohr Torah is hereby adjourned until February 4, 2015, at 7:30 p.m.

Chairman Frankel called for a vote. All in favor. The resolution was adopted by a vote of 5-0.

Continuation of Public Hearing on Preliminary and Final Subdivision and Site Plan of Yedei Chesed.

Present

Doris Ulman, Applicant's Attorney

Rachel Barese, Civil Tec Engineer, Engineer for Applicant

Mrs. Ulman stated that last month the applicant received a negative declaration. The Board of Trustees adopted a local law, which was originally presented by the applicant on 12/22/14. All issues have been addressed by the applicant. Mr. Osterman asked if the latest plan was dated August. Mrs. Ullman confirmed and said that there were no changes. The D.O.T. question regarding flooding on State Route 306 was addressed. It is a D.O.T. problem not the applicant's. Mr. Osterman asked what the use of the existing house would be. Mrs. Ulman stated that it would be a caretaker's cottage. Chairman Frankel asked if the house could be rented out. Do we need a restriction put on renting out the house? Mr. Silverberg stated that it is to be maintained as a caretaker's cottage, not to be rented. Mr. Osterman had no other issues. Mr. McCreedy saw no engineering problems. Chairman Frankel opened the public hearing. No one from the public wished to speak regarding this application.

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

Resolution # P.B. 2015-3

Resolved, that the public hearing on Yedei Chesed is hereby closed.

Chairman Frankel called for a vote. All in favor. The resolution was adopted by a vote of 5-0.

Mr. Silverberg asked the applicant for permission to draft the resolution with any conditions and adjourn to the next meeting of the Planning Board.

Mrs. Ulman requested a draft of the resolution be sent to her.

Chairman Frankel offered the following resolution, which was seconded by Deputy Chairman Kurzman:

Resolution # P.B. 2015-4

Resolved, that final subdivision and site plan approval for Yedei Chesed be adjourned until February 4, 2015.

Chairman Frankel called for a vote. All in favor. The resolution was adopted by a vote of 5-0.

Mr. Schwartz offered the following resolution, which was seconded by Chairman Frankel:

Resolution # P.B. 2015-5

Resolved, that the regular meeting of the Planning Board of the Village of New Hempstead on Wednesday, January 7, 2015, is hereby adjourned.

Chairman Frankel called for a vote. All in favor. The resolution was adopted by a vote of 5-0.

Respectfully submitted,

Carole Vazquez, Village Clerk-Treasurer

lpm