

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

PLANNING BOARD

REGULAR MEETING
WEDNESDAY, MARCH 2, 2016
7:30 P.M. – VILLAGE HALL

PRESENT

CHARLES FRANKEL, CHAIRMAN
HILLEL KURZMANN
ANGELA ESPOSITO

ABSENT

DAVID DAHAN
MEL POLIAKOFF
RACHEL SCHWARTZ

ALSO PRESENT

GLENN MC CREEDY, VILLAGE ENGINEER
JOHN LANGE, VILLAGE PLANNER
CHRISTIE ADONA – SILVERBERG/ZALANTIS OFFICE (VILLAGE ATTORNEY)
CAROLE VAZQUEZ, VILLAGE CLERK-TREASURER

Open Meeting

Roll Call

**Continuation of public hearing on preliminary and final subdivision.
Landmarks by Klein LLC. – 575 Union Road, New Hempstead, N.Y. 10977**

Present

Anthony Celentano, Engineer for Applicant

Mr. Celentano stated the applicant received final approval – time ran out and we did not file the map in the allotted time by the Village. They are now before the Board for re-approval. Mr. Celentano stated the maps have been updated.

Mr. McCreedy stated he has reviewed the application. – 2 single family homes with 2 single driveways with a shared access point from Union Rd. The map had been amended to have both driveways at the front of the building instead of the rear of the building as it had been before. This changed the way it was evaluated. Since that time and based upon the comments of the Planners, they have reverted back to the original layout. There is not much to stop this application as most of the issues have been addressed.

Mr. Lange stated he agreed with Mr. McCreedy – the only issue is with the garages in the rear, you have to do a 180 turn to get there. If that could be facilitated somehow, it would be better. It appears to him to be an inconvenience.

Chairman Frankel stated that we received numerous communications from Mr. Markstein. He said that he was retaining an attorney by the name of Paul Savad. We received two e-mails from Mr. Savad, one as a response telling us he checked and Mr. Markstein is not a client. We received the second e-mail from Mr. Savad saying please at the next meeting, advise all who received copies of this person's e-mail that Savad/Surgin does not represent him and will not represent him.

Chairman Frankel opened the public hearing on the application of Landmarks by Klein LLC. For both preliminary and final approval. The public hearing is to discuss this application – It is a 2 lot subdivision Located at 575 Union Road, New Hempstead, N.Y.

No one present wished to speak on the application.

Chairman Frankel offered the following motion, which was seconded by Mrs. Esposito:

Resolution # P.B. 2016-9

Resolved, that the Planning Board of the Village of New Hempstead hereby closes the public hearing on application for preliminary approval of Landmarks by Klein LLC, 575 Union Road, New Hempstead, N.Y.

Chairman Frankel called for a vote and the vote was 3-0. The resolution was adopted.

Mr. McCreedy recommended a negative declaration be declared on the application of Landmarks by Klein LLC.

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

Resolution # P.B. 2016-10

Resolved, that the Planning Board of the Village of New Hempstead hereby declares a negative declaration with regard to SEQRA, finding the application of Landmarks by Klein LLC to have no adverse affect on the environment.

Chairman Frankel called for a vote and the vote was 3-0. The resolution was adopted.

Chairman Frankel offered the following motion, which was seconded by Mrs. Esposito:

Resolution # P.B. 2016-11

Resolved, that the Planning Board of the Village of New Hempstead hereby grants preliminary approval on the application of Landmarks by Klein LLC, subject to our professional staff memorializing the recommendations for the inclusion with the preliminary of any "subject to" conditions for permits. Also subject to the Zoning Board of Appeals granting all variances necessary to proceed with the project as determined by professionals.

Chairman Frankel called for a vote and the vote was 3-0. The resolution was adopted.

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

Resolution # P.B. 2016-12

Resolved, that the public hearing on application of Landmarks by Klein LLC for final approval is hereby closed. As part of a previous application for preliminary, the Board has issued a negative declaration that no further action is required for SEQRA.

Chairman Frankel called for a vote and the vote was 3-0. The resolution was adopted.

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

Resolution # P.B. 2016-13

Resolved, that the Planning Board of the Village of New Hempstead hereby grants final approval on the application of Landmarks by Klein LLC subject to our professional staff memorializing the recommendations for the inclusion with the preliminary of any "subject to" conditions for permits. Also subject to the Zoning Board of Appeals granting all variances necessary to proceed with the project as determined by the professionals.

Chairman Frankel called for a vote and the vote was 3-0. The resolution was adopted.

Scheduling public hearing on site plan application – Ateres Bais Yaakov, 200 Summit Park Rd., New Hempstead, N.Y. 10977.

Present

Rabbi Fink
Mr. Mayerfeld, Architect

Chairman Frankel stated the Board declared notice of intent to be Lead Agency on January 6th. A notification was received from the Board of Trustees that they had no objection to the Planning Board being Lead Agency.

Chairman Frankel offered the following motion, which was seconded by Mrs. Esposito:

Resolution # P.B. 2016 -14

Resolved, that the Planning Board of the Village of New Hempstead hereby schedules a public hearing on application of Ateres Bais Yaakov for site plan approval for April 6, 2016.

Chairman Frankel called for a vote and the vote was 3-0. The resolution was adopted.

Public Hearing – Visions Center for Blindness

The subject property is situated on the westerly side of Summit Park Road and Sandy Brook Drive known as 111 Summit Park Road, New Hempstead, N.Y. 10977. Designated on the Town of Ramapo Tax Maps as Section 42.09, Block 2, Lot 12 in a 1R-50 zoning district.

Present

Nancy Miller, Owner
Frank Cerza, Attorney
Marc Goldstein, Architect

Chairman Frankel stated as part of this application, you have drafted a public law for consideration by the Board of Trustees.

Attorney Cersa stated the Local Law will be heard at the March 31st meeting.

Chairman Frankel stated that for tonight's discussion, that law is known as Local Law #1 of 2016 of the Village of New Hempstead. This is item #6 on our agenda. We will be taking Items 5 & 6 together so that if there is any discussion about the public law during the presentation this evening, we will consider that together.

Marc Goldstein made the presentation. He stated it is a vocational rehab facility on existing 35 acre site; it will be approx. 17,000 sq. ft. vocational facility for the blind; a 2 story building and it will have on the ground floor vocational training features; classroom, computer room, dining area, kitchen and some living quarters. The second floor will be additional living quarters. It is temporary housing; training and an evaluation period. The building is situated in the middle of the site and meets all the environmental requirements.

Chairman Frankel stated this facility has been operating at the current site since 1951. This is known as the Camp for the Blind. Now that organization merged with Visions.

Attorney Cerza stated the proposed Local Law will be a continuation and will enhance the work that has been done in the past.

Mrs. Esposito stated that she has no conflict of interest in voting on this application even though she lives fairly close to the site.

Chairman Frankel opened the public hearing.

Ms. Vazquez stated that the notice appeared in the Journal News on Feb. 17, 2016 and the notifications were timely.

No one from the public wished to speak on this hearing.

Chairman Frankel read the following correspondence into the record:

Rockland County Sewer District No. 1 dated Feb. 23, 2016
Rockland County Health Dept. dated Feb. 10, 2016
Town of Ramapo Dept. of Public Works dated Feb. 22, 2016

Chairman Frankel referred to a 3 page document that is the Proposed Local Law #1 of 2016, Amending the Zoning Law of the Village of New Hempstead in Relation to Special Permit uses by Adding Section 6.9.16. It is specifically related to Rehabilitation, Respite and Training Facilities. Copies are available for anyone to inspect. This will be on the agenda of the Board of Trustees Meeting on March 31, 2016.

Chairman Frankel asked, again, for comments from the public.

Bob Lerch

5 Scotford St. – property backs up to the applicant’s property. Asked if there was a copy of the layout of the property in question. Interested in whether there was a change in access. He was told there was no change in access.

Marc Goldstein stated they are modifying the entrance for the fire truck and ambulance – they widened the walkways – The 2 entrances on Summit Park Rd. are being improved.

Robert McLaren, Engineer, also made some comments on the changes. (improving handrail access, landscaping improvements, etc.) Fire hydrants are also being provided to the site.

Chairman Frankel asked Mr. McCreedy for his comments on some of the SEQRA considerations.

Wetlands issue has been resolved, storm water issue is in compliance with State statute, traffic issues have been dealt with, no water issues, waste & sewer; no distraction. Feels the application is ready for determination.

Mr. Kurzmann asked about the prior nonconforming structures that are remaining on the property.

Robert McLaren explained the layout

Marc Goldstein stated there is probably less than 10% of prior nonconforming structures remaining on the property.

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

Resolution # P.B. 2016-15

Resolved, that the Planning Board of the Village of New Hempstead hereby issues a negative declaration regarding SEQRA with reference to the application of Visions Center For Blindness; stating there is no potential for any significant adverse impacts on the environment.

Chairman Frankel called for a vote and the vote was 3-0. The resolution was adopted.

Chairman Frankel offered the following motion, which was seconded by Mrs. Esposito:

Resolution # P.B. 2016-16

Resolved, that the Planning Board of the Village of New Hempstead hereby recommends to the Board of Trustees that we agree with the intent of Local Law #1 of 2016, however in reviewing the law there are a few items to be finalized and modified. We will leave it to the Board of Trustees to finalize the proposed law.

Chairman Frankel called for a vote and the vote was 3-0. The resolution was adopted.

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

Resolution # P.B. 2016-17

Resolved, that the public hearing on application of Visions Center for Blindness is hereby adjourned to a date certain of April 6, 2016.

Chairman Frankel called for a vote and the vote was 3-0. The resolution was adopted.

Approval of Minutes of February 3, 2016

Approval of the February 3, 2016 meeting was put on hold due to lack of a quorum.

Chairman Frankel offered the following motion, which was seconded by Mrs. Esposito:

Resolution # P.B. 2016-18

Resolved, that the meeting held by the Planning Board of the Village of New Hempstead on March 2, 2016 is hereby adjourned.

Chairman Frankel called for a vote and the vote was 3-0. The resolution was adopted.

Respectfully submitted,

Carole Vazquez, Village Clerk-Treasurer

lpm