

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

PLANNING BOARD

REGULAR MEETING
WEDNESDAY, MAY 6, 2015
7:30 P.M. – VILLAGE HALL

PRESENT

CHARLES FRANKEL, CHAIRMAN
RACHEL SCHWARTZ, DEPUTY CHAIRPERSON
DAVID DAHAN
ANGELA ESPOSITO
MEL POLIAKOFF

ABSENT

HILLEL KURZMANN

ALSO PRESENT

CAROLE VAZQUEZ, VILLAGE CLERK-TREASURER

ROLL CALL

Chairman Frankel congratulated Deputy Chairperson Schwartz for her appointment. He stated that Mayor Brinn intends to rotate board members in that position. Chairman Frankel also reminded the members that they need to be certified by taking classes through the Rockland County Municipal Planning Federation.

Approval of Planning Board minutes of February 4, 2015.

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

Resolution # P.B. 2015-14

Resolved, that the minutes of the regular meeting of the Planning Board, held on February 4, 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. Chairman Frankel and Mr. Poliakoff were not at that meeting. The resolution was adopted.

Approval of Planning Board minutes of April 1, 2015

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

Resolution # P.B. 2015-15

Resolved, that the minutes of the regular meeting of the Planning Board, held on April 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 4-0. Mrs. Schwartz was not present at that meeting. The resolution was adopted.

Congregation Bais Elazar, Inc.

Chairman Frankel explained that this is a site plan for a proposed 9,639 sq. ft. one-story house of worship on 58 acres in the R-35 zoning district, south side of Parker Boulevard, approximately 250 feet east of the intersection of Parker Boulevard and S. Parker Drive. The reason for the referral is the State Highway Route 306 and also it is within 500' of the boundary with New Hempstead.

G.M.L. of April 29, 2015 is attached.

Chairman Frankel stated there have been many accidents at the intersection involved here. He would suggest, also that parking be allowed on only one side of Parker Blvd.

Chairman Frankel also asked if the Board wanted to object based upon:

Community Character
Traffic (a major issue)
Water quality and quantity
Drainage – storm water runoff
Sanitary sewer service

Chairman Frankel also stated it has been noted that there is “ponding” at the intersection, which should be addressed. We have concerns that it may also affect the stream between Ashlawn and Route 306. The traffic issue in that the intersection of Parker Blvd. and Rte. 306 has been the location of numerous traffic accidents. The Board is also concerned about parking and recommend that parking be limited to one side of Parker Blvd. with no parking on Route 306. Also, we suggest no catering. There should also be luminesce details verified – not to affect neighbors on Parker Blvd. Noise regulations may be enforced.

Chairman Frankel also brought up the gas easement, which runs through the back of this property. He would like to point out to the Town of Ramapo there is a 25’ wide easement for the gas and that any construction on the land should be looked at very carefully. Also, that they have to be aware if they ever need to get access to the easement, it should be at the expense of the congregation. The parking lot is in the easement.

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

Resolution # 2015-16

Resolved, that the Planning Board of the Village of New Hempstead hereby recommends disapproval of the G.M.L. of Congregation Bais Elazar, Inc. because of the impacts on community character, traffic, water quality and quantity, drainage – storm water runoff and sanitary sewer service.

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

G.M.L. Bluefield Extension

“Four-lot subdivision of 1.055 acres in the R-16 zoning district. Changes to the subdivision include alternate lot configurations, one additional unit for two of the lots, and one additional accessory apartment for two of the lots. The final layout would result in four lots, each containing a three-family dwelling plus three accessory apartments. Additional variances are now required for all of the lots. East side of Union Road, opposite Bluefield Drive, and 360 feet south of Eckerson Road.

The County of Rockland has disapproved this review.

Mrs. Esposito offered the following resolution, which was seconded by Deputy Chairperson Schwartz:

Resolution # 2015-17

Resolved, that the Planning Board of the Village of New Hempstead, with reference to the G.M.L. of Bluefield Extension, hereby agrees with the conclusions of the County of Rockland in that this is a gross over utilization of the property and changes the character of the neighborhood. The Board is also concerned that the over utilization will increase the traffic.

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

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

Resolution # 2015-18

Resolved, that the meeting held by Planning Board of the Village of New Hempstead on May 6, 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)