

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

**PLANNING BOARD**

REGULAR MEETING  
MONDAY, OCTOBER 10, 2016  
7:30 P.M. – VILLAGE HALL

PRESENT

CHARLES FRANKEL, CHAIRMAN  
RACHEL SCHWARTZ, DEPUTY CHAIRPERSON  
HILLEL KURZMANN  
MEL POLIAKOFF  
ANGELA ESPOSITO

ABSENT

ALSO PRESENT

RAPHAEL ZIEGLER, FIRE INSPECTOR  
MIKE GALANTE, TRAFFIC CONSULTANT  
JOHN LANGE, VILLAGE PLANNER

The meeting started at 8:11 p.m.

**Adjournment: Continuation of Public Hearing for Site Plan Approval – Applicant Congregation Ohaiv Shalom located at 18 Bridle Rd., New Hempstead, N.Y. 10977**

Chairman Frankel stated the applicant requested an adjournment to the next Planning Board meeting.

No one was present to represent this applicant.  
No one from the public wished to speak on this application.

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

Resolution # P.B. 2016-68

Resolved, that the public hearing on application of Congregation Ohaiv Shalom, 18 Bridle Rd., New Hempstead, N.Y. 10977, is hereby adjourned to date certain of November 14, 2016. Chairman Frankel called for a vote and the vote was 5-0. The resolution was adopted.

Fire Inspector Raphael Ziegler stated he has done the initial fire inspection for 18 Bridle Rd. He gave his report to them. He is waiting for comments from the Building Inspector.

**Continuation of Public Hearing – Site Plan Approval – Application of Ateres Bais Yaakov Academy of Rockland, 200 Summit Park Road, New Hempstead, N.Y. 10977. The applicants are requesting approval of a site plan to permit construction, maintenance and use of three temporary modular classrooms for a girls religious school on site formerly known as Rockland Baptist Church, 945 Route 45, New City, N.Y 10956. The subject property is situated on the west side of NYS Route 45, 1000 feet south of Pomona Road designated on the Town of Ramapo Tax Map as Section 33.19 Block 1 Lot 2 in a 1R-50 zoning district.**

Present

Amy Mele – Attorney for Applicant

Attorney Mele thanked everyone for attending a meeting on a Federal holiday. Since the ZBA did not make a decision tonight, she understands that the P.B. will not make a decision until the ZBA makes their decision. She requested an adjournment of this meeting until the next regular meeting of the P.B., which is on November 14, 2016.

Chairman Frankel stated that several members of the Planning Board, while waiting for this meeting, happened to attend the ZBA meeting and heard a long discussion about traffic. He would like the transcript of that meeting to be made available to the members of the Planning Board and affixed to this record so that we do not have to repeat of the prior meeting.

Chairman Frankel asked the traffic consultants to give a quick synopsis as to the differences that exist between them and their discussion from the prior meeting that they will work those differences out.

Mike Galante – Executive Vice President – Frederick P. Clark Associates – referenced a memo dated October 7, 2016 regarding a review of the Traffic Impact Study prepared by Harry Baker & Associates dated Sept. 20, 2016. Report attached to this record.

Chairman Frankel stated the P.B. has received letters from 4 doctors that have offices in Medical Park Drive across the street. Their concerns primarily address delayed arrival time by patients and their inability to keep to schedules and a number of other things. Chairman Frankel asked if this impedes or lessens the conditions that are currently there. He wanted to know whether that intersection or the ability to get to that intersection on a timely basis has gone down in grade as a result of this applicant. We also need to address the concerns of these doctors. Two of the doctors were present at our last meeting. They are concerned.

It was stated that from 8:30 – 9:30 there were 10 vehicles that left the Views and 4 vehicles that came in. From 4 – 5:00 p.m. there were 6 vehicles that left and 8 vehicles that turned in.

Chairman Frankel stated his concern is Medical Park Drive.

Chairman Frankel asked Mr. Lange if the application was complete. He stated we still need the DOT permit; still need landscaping plan

Attorney Michaels stated he will draw up what the conditions are from the ZBA – You don't want 2 Boards adopting conditions that conflict with one another. This should be hammered out before the next ZBA meeting.

Chairman Frankel asked John Lange his opinion about the concern that was expressed by the doctors. Whether the weight of their concern warrants a traffic study.

Mr. Lange said he does not feel it is essential based upon the fact that people have testified that they go there all the time and it hasn't been an issue.

Based upon the recommendation of the Village Planner, Chairman Frankel withdraws his request For an additional traffic study.

Chairman Frankel asked Member Kurzmann if he had any questions or wished to speak. Member Kurzmann asked for a revised site plan.

Chairman Frankel asked if the revised site plan could be made available by November 1<sup>st</sup> in time for a technical meeting. "Yes"

Chairman Frankel stated there will be a technical meeting on or about Nov. 1<sup>st</sup>. Tentatively at 10:00 a.m.

Chairman Frankel asked Member Schwartz for her opinion. It should be noted that every member of the Planning Board was here prepared to look at the revised site plan tonight and prepared to vote if the ZBA had come to an agreement tonight.

Chairman Frankel asked Member Poliakoff for his opinion. He would like to have everything so they could vote.

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

Resolution # P.B. 2016-69

Resolved, that the public hearing on application of Ateres Bais Yaakov Academy of Rockland is adjourned until the next meeting of the Planning Board, which will be Nov. 14, 2016 at 7:30 p.m. at Village Hall. Chairman Frankel called for a vote and the vote was 5-0. The resolution was adopted.

**GML – Polnoya Application & Site Plan** - held over until more information is received.

Mr. Poliakoff offered the following motion, which was seconded by the entire Board.

Resolution # P.B. 2016-70

Resolved, that the meeting of the Planning Board, held on October 10, 2016, is hereby adjourned. Chairman Frankel called for a vote and the vote was 5-0. The resolution was adopted.

Respectfully submitted,

Lee Mazza, Secretary