

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

**PLANNING BOARD**

REGULAR MEETING  
WEDNESDAY, DECEMBER 6, 2017  
8:00 P.M. – VILLAGE HALL

PRESENT

CHARLES FRANKEL, CHAIRMAN  
HILLEL KURZMANN  
ANGELA ESPOSITO  
MEL POLIAKOFF  
RACHEL SCHWARTZ (ARRIVED AT 8:15)

ABSENT

AKIVA KRAUS

ALSO PRESENT

BRUCE MINSKY, VILLAGE ATTORNEY  
JOHN LANGE, VILLAGE PLANNER  
GLENN MC CREEDY, VILLAGE ENGINEER  
ALLISON WEINRAUB, PLANNING BOARD SECRETARY

**Roll Call**

Chairman Frankel announced that one of our staff was named to the Board of Trustees, Jennifer Eisenstein. We thank her for her service. An appointment to the Planning Board, Akiva Kraus. He was not available tonight.

**Repeal of Resolution #P.B. 2017-54 declaring intent for SEQRA lead agency on the application for 306 and Grandview Commons.**

Chairman Frankel explained that the Board passed resolution #P.B. 2017-54 to be the Lead Agency. We received a couple affirmative responses. There was one negative response which was received verbally from the Mayor; that the Board of Trustees wished to be the Lead Agency. We need to repeal the intent to be lead agency.

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

Resolution # P.B. 2017-64

Resolved, that the Planning Board repeals its Resolution # P.B. 2017-54, to be lead agency on the application for 306 and Grandview Commons. Chairman Frankel called for a vote. The vote was 4-0. The resolution was adopted.

**Opening a Public Hearing on 306 and Grandview Commons. The applicants are seeking site plan approval for the construction of a small shopping center at the intersection of Route 306 and Grandview Avenue. The property is located on the south side of Grandview Avenue, 0 feet East of NYS Route 306 in the Village of New Hempstead; Designated on the Town of Ramapo Tax maps as Section 41.15 Block 4 Lots 1 & 2 in a potential NC zoning district.**

Ira Emanuel, Attorney for the applicant – Attorney Emanuel stated the Board of Trustees approved the application in the summer and the Board is currently considering the mapping of that district. The Planning Board has been asked by the Board of Trustees to do some environmental investigation to assist the BOT in its SEQRA investigation with respect to mapping. The chief issue is traffic. A lot of time has been spent on that issue. The proposal is for a small shopping center which will consist of 2 buildings. We still are waiting for this Board's report to the Board of Trustees on the mapping. We are hoping to obtain this by the Board's January meeting.

Frank Filicio, Engineer – spoke regarding the developments of the application. There was a lot of concern regarding traffic issues. We have put together a revised plan which seems to address those issues. The plan now is to have 2 buildings on the site; one a national pharmacy retailer with a drive-through and a proposed retail building 9,000 ft. The tenants are not yet identified. Previously the site considered 2 access points along Route 306 full movement, no turning restrictions; come and go

wherever you like. That caused some great concerns. In speaking with the Dept. of Transportation, which has jurisdiction over Route 306, they came to what they feel is an understanding between all parties; 2 driveways with some significant turning restrictions at each one. At the north end, you can make a right turn in and a right turn out as well as a left turn into the site. The applicant will be widening Route 306 on its side to affect that right hand turn into the site. Left turns out onto Route 306 will be restricted.

Mrs. Schwartz arrived at the meeting.

Mr. Filicio spoke of more specific proposed changes for Grandview Avenue and the site itself.

The Traffic Study was discussed. Sidewalk proposals were discussed.

Rockland County Highway Dept. letter dated Nov. 29, 2017 was read into the record by Mr. Filicio. Same will be attached to and made a part of this record.

Chairman Frankel asked for a delineation of the wetlands. Mr. Filicio provided same. (No encroachment into the wetlands). Providing a buffer along the side of the wetlands.

Attorney Emanuel discussed the changes that have been made to this application since its first presentation on 8/5/15. The plan always had these buildings in these positions. Always had approximately the same amount of parking spaces. The changes are to the ingress and egress and the internal traffic circulation.

Chairman Frankel stated there have been comments from the public that lighting & noise may affect the neighbors on Ashlawn Ave. It was reported that the site is several hundred feet from Ashlawn.

Attorney Minsky stated the lighting is addressed in the Local Law pertaining to this application.

Mr. Aronson commented on headlights parked toward Rte. 306.

Mr. Lange reported on the traffic report from Frederick P. Clark Associates, Inc.

Chairman Frankel pointed out that, as reported in the traffic study, traffic has decreased over a period of time in New Hempstead. The traffic in Wesley Hills, however, has significantly increased. We have had some concerns from the Village of Wesley Hills concerning traffic, parking in particular. They may be greatly affected by this project. "We are coordinating through GML" (Mr. Lange)

Representatives from Wesley Hills have attended the Board of Trustees' meeting.

Chairman Frankel noted letters from Frederick P. Clark Associates, dated October 20<sup>th</sup> and December 1<sup>st</sup>, 2017. Those letters have been addressed by Village Planner, Mr. Lange.

Chairman Frankel read a letter from the NYS Dept. of Transportation dated November 29, 2017. Same will be attached to and made a part of this record. (That only applies to Route 306. It does not apply to Grandview Ave.)

Chairman Frankel opened the hearing to the public.

Secretary Weinraub stated the hearing was published in the October 6, 2017 edition of the Journal News.

The public hearing will remain open to a date certain.

Chairman Frankel recalled 3 or 4 former applications on this property. The latest one was a Yeshiva, which was much more intense than this application. The Planning Board issued a positive declaration for this property at that time. There was also much more impervious surface from that application.

Chairman Frankel also stated there is much more input from the State Dept., with reference to the current application, than there was from the former one.

Village Planner, Mr. Lange, gave his recommendations to the Planning Board with reference to the Board's recommendation to the Board of Trustees.

Village Engineer, McCreedy, also gave his recommendations to the Planning Board with reference to the Board's recommendation to the Board of Trustees.

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

Resolution # P.B. 2017-65

Resolved, that the Planning Board, after reviewing all the issues regarding SEQRA, with reference to the application on Route 306 and Grandview Commons, hereby gives a favorable recommendation to the Board of Trustees. Chairman Frankel called for a roll call vote. Mrs. Esposito, aye, Mrs. Schwartz, aye, Mr. Poliakoff, aye, Mr. Kurzmann, aye, Chairman Frankel, aye. The vote was 5-0. The resolution was adopted.

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

Resolution # P.B. 2017-66

Resolved, that the public hearing on application Route 306 and Grandview Commons is hereby adjourned to a date certain of January 3, 2018. Chairman Frankel called for a vote. The vote was 5-0. The resolution was adopted.

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

Resolution # P.B. 2017-67

Resolved, that the minutes of the regular meeting of the Planning Board, held on September 5, 2017 are hereby approved as submitted and that the reading of said minutes be waived. Chairman Frankel called for a vote. The vote was 3-0. Mrs. Schwartz was not present at that meeting and Mrs. Eisenstein is no longer on the Board. The resolution was adopted.

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

Resolution # P.B. 2017-68

Resolved, that the minutes of the regular meeting of the Planning Board, held on October 18, 2017 are hereby approved as submitted and that the reading of said minutes be waived. Chairman Frankel called for a vote. The vote was 3-0. Chairman Frankel, Mrs. Esposito and Mr. Poliakoff were present at that meeting. The resolution was adopted.

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

Resolution # P.B. 2017-69

Resolved, that the meeting held by the Planning Board on Dec, 6, 2017 is hereby adjourned. Chairman Frankel called for a vote. The vote was 5-0. The resolution was adopted.

Respectfully submitted,

Lee Mazza, Secretary