

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

PLANNING BOARD

REGULAR MEETING
JUNE 28, 2018 – 7:30 P.M.
VILLAGE HALL

PRESENT

MEL POLIAKOFF, CHAIRMAN
HILLEL KURZMANN
AKIVA KRAUS
SANTIAGO SOTO, JR.

ABSENT

RACHEL SCHWARTZ
ANGELA ESPOSITO

ALSO PRESENT

BRUCE MINSKY, VILLAGE ATTORNEY
JOHN LANGE, VILLAGE PLANNER
GLENN MCCREEDY, VILLAGE ENGINEER
ALLISON WEINRAUB, SECRETARY

Public Hearing 306 and Grandview Commons

The applicants are seeking site plan approval for the construction, maintenance and use 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 and 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 NC zoning district.

Chairman Poliakoff referenced the correspondence. Same will be attached to and made a part of this record:

Rockland County Health Dept. dated April 3, 2018 – received on June 20, 2017
Rockland County Highway Dept. dated April 9, 2018
Rockland County Sewer District #1 dated April 24, 2018 – received May 2, 2018
Rockland County Dept. of Planning dated May 2, 2018 – received May 2, 2018
Town of Ramapo Dated April 26, 2018, May 8, 2018 and May 31, 2018
Town of Ramapo Fire Inspector dated 4/27/18
Village of Wesley Hills dated May 24, 2018
Village of New Hempstead Code Inspector dated May 7, 2018

Ira Emanuel, Esq., Attorney for the applicant - made the presentation

Attorney Emanuel stated this is a project that has been worked on between the Village and the applicant for approx. 3 years. Thanked the Board for setting up this "Special Meeting". Approx. 3 years ago the Village Board was investigating ways of trying to bring commercial activity into the Village. There was no Commercial Zone or Commercial Property in the Village. They identified areas that they thought would be good to investigate commercial zoning. One of the areas is where we are now; the southeast corner of Route 306 and Grandview. This resulted in the creation of a new zoning district which is called "Neighborhood Commercial". This district allowed retail and office uses, but this would introduce retail into areas that were formerly residential. It was decided to set it up as "floating zone". They adopted the zone but did not put it anywhere just yet. They investigated it almost like a site plan. We have presented this application to the Village Board. The Village Board sent it to the Planning Board for approval.

This particular location has traffic issues already. We included a traffic study with our application. Some of the traffic issues are existing and might be increased by this project. Some are created by this project. They are prepared to show how they will mitigate the problem. The Village's consultants have been working with the applicant's consultants. Grandview Ave. is a County road. Route 306 is a State Rd. Those agencies are also involved. Wetlands are not being touched. The public will have a chance to speak. The applicant is looking for a negative declaration this evening.

Zac Chaplin from Stonefield Engineering – (Civil Engineer) The subject is an undeveloped area. This property is currently zoned for commercial use; previously it was not. He presented the site plan. They are proposing 2 buildings, approx. 14,333 sq. ft., national pharmacy brand in the center of the site as well as 9,184 sq. ft. retail building, which is undetermined at this time. 74 parking spaces for the pharmacy as well as 29 parking spaces for the retail building. There will be a drive-through for the pharmacy. They will not be developing the wetlands, which is nearly half the site. Some of the improvements include widening of Grandview Ave., and proposing a left hand turn onto Grandview Avenue. They are also proposing sidewalks along Route 306 and Grandview Ave. They are upgrading the signal at the intersection. They have also worked with our Planner, Mr. Lange, to defuse some of the lighting. He, also described some shrubbery that is planned.

Frank Filiciotto – Principal of Stonefield Engineering Design (Professional Engineer) – They have coordinated with local officials for the last 3 years. Feels the Village will benefit from the improvements that go along with the site. Reviewed the site plan again as well as the changes in the traffic pattern. They will be providing the DOT with more intel regarding the intersections in the surrounding area. They will be installing modems at those locations, which will allow the DOT to communicate with the traffic signals. They will also be improving sidewalk conditions at all 4 intersections. He referred to several traffic studies which have been conducted.

Secretary Weinraub stated the public hearing notice appeared in the Rockland Journal News on June 18, 2018. Affidavits of Notice and Postings were timely.

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

Resolution # P.B. 2018-4

Resolved, that the Public Hearing on application of Rte 306 and Grandview Commons is hereby opened. Chairman Poliakoff called for a vote. The vote was 4-0. The resolution was adopted.

Chaim Ziffer, 119 Grandview Ave. – would like sidewalks and lighting on Grandview Ave.

Joel Petlin, 14 Pleasant Ridge Rd. – In favor of project; glad traffic mitigation and sidewalks are being addressed.

Attorney Minsky stated the project self contains the traffic of the project.

Lori Baker, 17 Brockton Rd. – Against the project. Traffic is a problem now. There is a Rite Aide Pharmacy in the Wesley Hills area – it is good enough.

Rebecca Kaufman – 345 Rt. 306 – Against the project – project could bring about 100 more cars on that corner.

Allen Kaufman – 345 Rt. 306 – issues with turning lane.

Leonard Krueg – 4 Ash Lawn – wetlands concerns

Zac Chaplin – Stonefield Engineer – for full disclosure, because we are extending the sidewalk for the public, we are touching a sliver, .03 acres of the wetlands but are in the process of obtaining a permit from the Army Corp of Engineers.

Chaim Maltz – 3 Tauber Terrace – neighbors had concerns but they couldn't attend; traffic concerns to and from Tauber Terrace, visibility when crossing to the site by pedestrians, property value concerns, and issues with the zone change.

Attorney Minsky stated that the process for the zone change went on over a period of approx. 3 years. Meetings were published and people were able to attend to give their opinions. The zone change did not take place without public notice and participation. There was an enormous amount of public participation.

Attorney Emanuel stated that the Village of New Hempstead has worked with the Village of Wesley Hills regarding this project. The Mayor of Wesley Hills has even attended some of the Village of New Hempstead's meetings. The Village of Wesley Hills has sent a letter to the Village of New Hempstead stating their concerns. The Village of New Hempstead has addressed those.

Chairman Poliakoff stated that all of the meetings have been listed on our website. Chairman Poliakoff gave credit to Secretary Weinraub for keeping the website up to date.

Eileen Grossman – too busy to look up what's on the schedule; knew nothing about this.

Attorney Minsky stated the Village has voted on a moratorium to not accept any more applications for development. The Village is in the process of doing a comprehensive plan to look at the open properties

and properly identify how the Village, including the residents, want the Village to be developed. The public is entitled to give their opinion at these meetings. This particular property was designated before. The owner can decide what they want to do on their property, but the Village can say “no”. There was a time when this property was going to be a school. There would have been a lot of the same activity. This particular property was going to be developed. It was not going to be single family houses. There has been a lot of talk and activity on this property. The meetings have been advertised over the last 3 years. People have had an opportunity to attend these meetings.

Shifra Silber – 16 Green Hill – clarity on traffic flow from Forshey towards the development and the impact it is going to have all the way down to the next T intersection.

Attorney Emanuel stated he felt the issues have been addressed and he was in favor of receiving a negative declaration this evening.

Mr. McCreedy stated that the related issues have been addressed. He feels the applicant has mitigated the issues. The sewer situation has been addressed, traffic has been discussed thoroughly, both State and County Highway will be going through their issues again, lighting is the only thing that is open ended right now as we have not seen the final lighting plan. This Board would not approve something that would be intrusive. These are issues that would be for the final approval.

Mr. Lange stated the only thing that was holding him up was the letters that were written. He expected to have the public here to discuss them. He feels 95% of what he would be looking for is done. Over the years, it has been done in detail. The applicant has done due diligence.

Mr. McCreedy stated this project was unique in that during the re-zoning process we did a little more SEQRA process than usual. Most of the issues were addressed during the zoning process.

Mr. Lange stated they were “ready”. They don’t have the paperwork behind it.

“The public will have another chance to speak”.

Attorney Emanuel stated the applicant will be looking for a Negative Declaration and a final site plan approval at the August meeting.

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

Resolution # P.B. 2018-5

Resolved, that the public hearing on application of 306 and Grandview Commons is hereby adjourned to August 14, 2018 at 7:30 p.m. Chairman Poliakoff called for a vote. The vote was 4-0. The resolution was adopted.

Workshop will be at 7:00 on August 14, 2018.

Approval of Minutes from December 6, 2017, March 14, 2018 & May 8, 2018.

Not enough members to vote.

Mr. Soto offered the following motion, which was seconded by Mr. Kraus:

Resolution # P.B. 2018-6

Resolved, that the meeting of the Planning Board, held on June 28, 2018 is hereby adjourned. Chairman Poliakoff called for a vote. The vote was 4-0. The resolution was adopted.

Respectfully submitted,

Lee Mazza, Secretary