

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

**BOARD OF TRUSTEES**

REGULAR MEETING  
TUESDAY, August 20, 2019  
7:30 P.M. – VILLAGE HALL

PRESENT

ABE SICKER, MAYOR  
SHALOM MINTZ, DEPUTY MAYOR  
JEN EISENSTEIN, TRUSTEE  
MOSHE SCHULGASSER, TRUSTEE (Arrived 8:21)

ABSENT

ADAM REICH, TRUSTEE

ALSO PRESENT

BRUCE MINSKY, VILLAGE ATTORNEY  
CAROLE VAZQUEZ, VILLAGE CLERK-TREASURER  
ALLISON WEINRAUB, DEPUTY VILLAGE CLERK-TREASURER

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**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**OPEN FLOOR – PUBLIC PARTICIPATION**

Brian McFarland, 59 Hempstead Rd.

Update on the safety issues at Hempstead Rd. and Williams Ave? There was another accident.

Mayor Sicker stated there has been a change in who handles the traffic details. A request has gone out to the new Sgt. to monitor and we should have more of an update shortly.

**Approval of Abstract of Audited Vouchers 2019-8**

Deputy Mayor Mintz offered the following motion, which was seconded by Trustee Eisenstein:

**Resolution # BOT 2019-122**

Resolved, that abstract of Audited Vouchers 2019-8, #18623-#18659 in the amount of \$64,229.29 is hereby approved. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

**Approval of minutes of July 23, 2019**

Deputy Mayor Mintz offered the following motion, which was seconded by Trustee Eisenstein:

**Resolution # BOT 2019-123**

Resolved, that the minutes of the meeting of July 23, 2019 are hereby approved and the reading of said minutes is waived. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

**Public Hearing For Bais Malka- The Applicants Are Seeking Special Permit Approval Per The Requirements Of Section 6.9.4.1 Local Law 1 Of 2017 Amending Local Law No. 11 Of 1984 To Permit The Construction, Maintenance, And Use Of A Permanent Prefabricated Classroom Building. The Subject Property Is Located At 46-48 Grandview Ave On The West Side Of Grandview Ave 900 Feet West Of Pleasant Ridge Rd. Designated On The Town Of Ramapo Tax Map As Section 41.20 Block 2 Lot 41 In A 1r-25 Zoning District**

Ms. Vazquez stated the Public Hearing was posted in the Rockland Journal News on August 5, 2019 affidavit of Notice and Postings were timely.

Joseph Churgin, Attorney for the applicant

This is the Bais Malka Application with respect to the Temporary Trailers that were put onsite as a solution while a permanent structure was going to be built. The applicant has decided instead of asking

for a final extension for the temporary building they want to have this building deemed permanent. This is not a simple trailer. It was built with a foundation and can be considered permanent.

The village attorney and engineer confirm that it does fall under structures under village code.

Mayor Sicker asked if the applicant plans to move forward with the Permanent structure and are there any concerns if the structure stays where it is?

Churgin responded not at this time.

Glenn McCreedy, Village Engineer

There are a number of things denoted on the site plan that will have to be resolved. The old permanent structure needs to be removed from the plans. The applicant will need an accurate as built plan prepared. A lot of the things shown on the plans are shown as proposed that have either not been done and don't anticipate to be done or have been done and is shown as proposed. There's an existing sewer line that is shown under the structure that I believe was moved etc.... I do not recommend any action for tonight and we should refer this to the Planning Board.

Trustee Eisenstein offered the following motion, which was seconded by Deputy Mayor Mintz:

**Resolution # BOT 2019-124**

Resolved, that the Public Hearing for Bais Malka 48 Grandview Ave is hereby open.  
Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

Trustee Eisenstein offered the following motion, which was seconded by Deputy Mayor Mintz:

**Resolution # BOT 2019-125**

Resolved, that the Public Hearing for Bais Malka, 48 Grandview Ave, is hereby adjourned to the Board of Trustees Meeting of September 24, 2019, at 7:30pm. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

**Continuation of the Public Hearing for the Special Permit Application for a Passover Kitchen for Benjamin Amona. Property Located At 63a & 63b Hempstead Road, New Hempstead NY 10977 Designated On The Town Of Ramapo Tax Map As Section 50.10-1-8 In A 2r-15 Zone For July 23, 2019 7:30pm.**

Mayor Sicker explained at the previous meeting there was some concerns about that placement of the kitchen and how it flows. The applicant has since amended his plan.

Binyamin Amona, 63A & 63B Hempstead Rd

I am here representing the buyers. They have requested in a letter that the application be changed over to their names. These houses are only going to be used as single family. The doors were removed from the plans because it was suggested to make it flow better.

Deputy Mayor Mintz suggested louver doors.

Mayor Sicker asked the village attorney if we proceed with this tonight, will the new homeowner have to come in to have the special permit filed under their name.

The board goes into executive session for about 10 minutes.

Mayor Sicker opens the floor the public.

Brian McFarland, 59 Hempstead Rd.

Has no problem with the kitchen in the basement but would like reassurance that it will not be turned into an apartment.

Mayor Sicker responded that one of the stipulations in the Special Use Permit is if it gets violated it gets revoked. Which means we can force an applicant to remove the kitchen if violated. One of the ways we can be sure this won't turn into an apartment is the neighbors. If you see something call village hall and we will send someone out to inspect.

Barbra Astrowsky, 12 Gladwyne Ct.

Once the CO is granted there aren't going to be scheduled inspections to be sure it's not violated?

Mayor Sicker stated that once a permit has been complete a final inspection is done on the property before issuing a CO.

Mrs. Edwards, 65 Hempstead Rd.  
Has anyone ben out to inspect the wall?

Glenn McCreedy, Village Engineer  
The applicant is required to get sign off from both neighbors on the appearance of the wall before a CO will be issued. It can be done with landscaping or cosmetic appearance on the wall to get rid of the industrial tone.

Mayor Sicker stated this Public Hearing is for the Passover Kitchen but we will deal with this.

Deputy Mayor Mintz offered the following motion, which was seconded by Trustee Eisenstein:

**Resolution # BOT 2019-126**

Resolved, that the Public Hearing for Benjamin Amona, 63A & 63B Hempstead Rd. is hereby closed. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

Mayor Sicker stated that the Special Use Permit is applicant based. Since this was filed for Mr. Amona that is who it will be granted to. Once the property has sold the new owners will have to refile.

Trustee Eisenstein offered the following motion, which was seconded by Deputy Mayor Mintz:

**Resolution # BOT 2019-127**

Resolved, that the Special Use Permit for a Passover kitchen is hereby granted with the addition of louver doors to Benjamin Amona, 63A & 63B Hempstead Rd. New Hempstead NY 10977 Designated on the Town of Ramapo Tax Map as Section 50.10-1-8 in a 2r-15 Zone. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

**RESOLUTION REGARDING BENEFITS FOR RETIRED EMPLOYEES.**

Deputy Mayor Mintz offered the following motion, which was seconded by Trustee Eisenstein:

**RESOLUTION # 2019-128**

**VILLAGE OF NEW HEMPSTEAD**

**TITLE: A RESOLUTION REGARDING BENEFITS FOR RETIRING**

**VILLAGE OFFICIALS**

WHEREAS, by prior Resolution 2004-71, the Village Board previously authorized certain benefits for Village Officials and employees that qualified for retirement benefits; and

WHEREAS, the said Resolution did not address certain issues regarding retirement benefits;

NOW THEREFORE, it is hereby

RESOLVED, that Resolution 2004-71 is hereby amended to provide that the Village of New Hempstead will, in addition to the retirement benefits previously issued, reimburse qualified, retiring Village Officials and/or employees for the Medicare portion of any social security benefits withheld from said Village Official/employee's retirement benefits; and it is further

RESOLVED, that all other benefits previously offered and provided by the Village of New Hempstead for qualified, retiring persons shall remain in full force and effect; and it is further

RESOLVED, that this Resolution shall become prospectively effective and shall not confer any additional benefits to any Village Official/employee who obtained benefits prior to the date of this Resolution.

Deputy Mayor Mintz moved the Resolution and Trustee Eisenstein seconded. All were in favor and the Resolution carried unanimously. Mayor Sicker declared the Resolution carried and directed the Village Clerk to file same.

Dated: August 20, 2019

Village of New Hempstead

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Mayor Abe Sicker

**Authorizing Justice Court Clerk To Attend Mandatory Training September 29- October 2 Village Cost To Be 1/3 Of The Total Fees.**

Trustee Eisenstein offered the following motion, which was seconded by Trustee Schulgasser:

**Resolution # BOT 2019-129**

Resolved, that the village board of the Village of New Hempstead hereby Authorizing Justice Court Clerk To Attend Mandatory Training September 29- October 2 with the Village Cost To Be 1/3 Of The Total Fees. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

**Mayor's Report** – none

**Deputy Mayors Report**- would like to change to procedure to minimize the amount of times an applicant has to appear before a Public Hearing gets scheduled.

Ms. Vazquez stated it depends on timing when an applicant comes in and if we need the 30 day review period.

**Trustees' Report** – none

**Scheduling the October Board of Trustees Meeting**

Trustee Eisenstein offered the following motion, which was seconded by Deputy Mayor Mintz:

**Resolution # BOT 2019-130**

Resolved, that the October Board of Trustees Meeting is hereby scheduled for October 29, 2019 at 7:30pm with a workshop prior. Mayor Sicker called for vote. The vote was 3-0. The resolution was adopted.

**Motion to adjourn**

Trustee Schulgasser offered the following motion, which was seconded by Deputy Mayor Mintz:

**Resolution # BOT 2019-131**

Resolved, that the meeting on August of the Board of Trustees is hereby adjourned. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

Respectfully submitted,  
Allison Weinraub, Deputy Village Clerk-Treasurer