

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

BOARD OF TRUSTEES

REGULAR MEETING
TUESDAY, September 24, 2019
7:30 P.M. – VILLAGE HALL

PRESENT

ABE SICKER, MAYOR
SHALOM MINTZ, DEPUTY MAYOR
JEN EISENSTEIN, TRUSTEE
MOSHE SCHULGASSER, TRUSTEE

ABSENT

ADAM REICH, TRUSTEE

ALSO PRESENT

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

PLEDGE OF ALLEGIANCE

ROLL CALL

OPEN FLOOR – PUBLIC PARTICIPATION

No one from the public wished to speak.

APPROVAL OF ABSTRACT OF AUDITED VOUCHERS 2019-9

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

Resolution # BOT 2019-132

Resolved, that abstract of Audited Vouchers 2019-9, #18660-#18712 in the amount of \$79460.93 is hereby approved. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

APPROVAL OF MINUTES OF AUGUST 20, 2019

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

Resolution # BOT 2019-133

Resolved, that the minutes of the meeting of August 20, 2019 are hereby approved and the reading of said minutes is waived. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

PUBLIC HEARING FOR BAI 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

The applicant has requested to be adjourned until the next Board of Trustees Meeting.

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

Resolution # BOT 2019-134

Resolved, that the public hearing for Bais Malka is hereby adjourned to the next Village Board of Trustees Meeting, October 29, 2019. Mayor Sicker Called for a vote. The vote was 4-0. The resolution was adopted.

PUBLIC HEARING FOR SPECIAL PERMIT FOR A PASSOVER KITCHEN, CHAIM CIMENT, 6 GRANDVIEW AVE, LOCATED ON THE SOUTH SIDE OF GRANDVIEW AVE 0 FEET FROM THE INTERSECTION OF UNION RD. THE PROPERTY IS DESIGNATED ON THE TOWN OF RAMAPO TAX MAP AS SECTION 42.17 BLOCK 1 LOT 5.2 IN A 1R-25 ZONING DISTRICT FOR SEPTEMBER 24, 2019.

Ms. Vazquez stated it appeared in the Journal News on September 9, 2019 Affidavit of notice and Postings were Timely.

Correspondence Read into the Record:

RC Sewer District September 9, 2019
RC Environmental Health- September 4, 2019
RC Planning- August 26, 2019
Hillcrest Fire Department- August 21, 2019
Town of Ramapo DPW- August 20, 2019

Kevin Conway, Attorney for the Applicant
80 Red Schoolhouse Rd., Chestnut Ridge, NY

The applicant did appear before the zoning Board where they will be returning. The property has two frontages. The applicant is not knocking the structure down, and it will remain a single family dwelling. He has been living there for the last 2 years. The family has outgrown the space as it exists, but is not looking to move. They want to add an addition with a Passover kitchen on the same floor as the regular kitchen and personal Mikvah for religious use just for themselves not for public use.

The board determined that the Mikvah does not require a Special Use Permit if it is being used as a private not public.

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

Resolution # BOT 2019-135

Resolved, that the public hearing for the Special Permit for, Chaim Ciment, 6 Grandview Ave, New Hempstead, NY for a Passover Kitchen is hereby opened. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

No one from the public wished to speak.

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

Resolution # BOT 2019-136

Resolved, that the public hearing for the Special Permit for, Chaim Ciment, 6 Grandview Ave, New Hempstead, NY for a Passover Kitchen is hereby closed. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

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

Resolution # BOT 2019-137

Resolved, that that the Special Permit for, Chaim Ciment, 6 Grandview Ave, New Hempstead, NY for a Passover Kitchen is hereby approved. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

AUTHORIZING THE VILLAGE CLERK TREASURER TO OBTAIN 3 ESTIMATES FOR A BOILER REPLACEMENT

Mayor Sicker stated the boiler at village hall has been inspected and it was determined that it needs to be replaced before the winter.

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

Resolution # BOT 2019-138

Resolved, that the Village Board of the Village of New Hempstead hereby authorizes the village Clerk Treasurer to obtain 3 estimates for a replacement boiler up to \$20,000. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

SCHEDULE A PUBLIC HEARING FOR TENTATIVE 2020 BUDGET FOR OCTOBER 29, 2019.

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

Resolution # BOT 2019-139

Resolved, that that the Public Hearing for the 2020 tentative budget is hereby scheduled for October 29, 2019. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

SCHEDULE THE PUBLIC HEARING FOR SPECIAL PERMIT FOR A PASSOVER KITCHEN, JACK WERCBERGER, 33 PLEASANT RIDGE RD THE SUBJECT PROPERTY IS LOCATED ON THE WEST SIDE OF PLEASANT RIDGE RD 200+/- FEET FROM THE INTERSECTION OF ASH LAWN AVE. THE PROPERTY IS DESIGNATED ON THE TOWN OF RAMAPO TAX MAP AS SECTION 40.20 BLOCK 1 LOT 55 IN A 1R-25 ZONING DISTRICT FOR OCTOBER 29, 2019

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

Resolution # BOT 2019-140

Resolved, that that the Public Hearing for Jack Wercberger, 33 Pleasant Ridge Rd, New Hempstead, NY for a Passover kitchen is hereby scheduled for October 29, 2019. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

SCHEDULE THE PUBLIC HEARING FOR SPECIAL PERMIT FOR A PASSOVER KITCHEN, ELLIOT ZISMAN, 14 GREEN HILL LANE, SECTION 41.20-1-40 IN 1R-25 ZONING DISTRICT. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF GREEN HILL LANE, 325 FT. FROM THE INTERSECTION OF ASH LAWN AVE.

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

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Resolution # BOT 2019-141

Resolved, that that the Public Hearing for Elliot Zisman, 14 Green Hill Ln, New Hempstead, NY for a Passover Kitchen is hereby scheduled for October 29, 2019. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

DISCUSSION- CROWN CASTLE

Paul Costa, Crown Castle Representative

We will be updating 13 sites within the Village. Most are only increasing in 2 inches and some will be shrinking in size. This provides better coverage for spring users. We will be moving the node on Green Hill Ln to Pleasant Ridge. The boxes at the top of the nodes will be remaining the same.

Nancy Jacobs, 9 Dorothy Dr.

What is a node?

Mr. Costa explained it's the boxes you see on the telephone poles.

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

Resolution # BOT 2019-142

Resolved, that the Village Board of the Village of New Hempstead hereby authorizes Crown Castle to update the 13 sites subject to the moving of the Green Hill Ln location to Pleasant Ridge Rd. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

DISCUSSION: PETITION FOR A ZONE CHANGE

Mayor Sicker stated this is a Petition for a zone change from Ira Emanuel's office regarding Nursery Schools. Does not completely understand what the petition is for. The Village allows for State and County run Daycares and we have Private Schools that host Nursey Schools. We are also in the midst of our comprehensive Plan. We will not be entertaining this at this time. We were required to place them on the calendar within 60 days which was done this evening.

RESOLUTION AUTHORIZING VILLAGE HALL TO BE CLOSED ROSH HASHANA SEPTEMBER 30 AND YOM KIPPUR OCTOBER 9

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

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Resolution # BOT 2019-143

Resolved, that the Village Board of the Village of New Hempstead hereby authorizes Village Hall to be Closed the First day of Rosh Hashanah and the day of Yom Kipper. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

RESOLUTION- AUTHORIZING THE MAYOR TO HIRE INTERNATIONAL CODE COUNCIL TO PERFORM ALL COMMERCIAL BUILDING PLAN REVIEW WITH ALL SUCH FEES TO BE PAID BY THE APPLICANT.

Mayor Sicker stated this will be for all commercial Plan Review. They have all our local regulations for when they review, and all fees will be paid by the applicant.

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

Resolution # BOT 2019-144

Resolved, that the Village Board of the Village of New Hempstead hereby authorizes the Mayor to hire International Code Council to perform all commercial Building Plan Review with all such fees to be paid by the applicant. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

MAYOR'S REPORT – NONE

DEPUTY MAYORS REPORT- Can we discuss a way to make the process easier for the Special Permit for a Passover Kitchen?

Mayor Sicker said it can be discussed at our next workshop November 5, 2019.

TRUSTEES' REPORT – NONE

SCHEDULING THE NOVEMBER BOARD OF TRUSTEES MEETING

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

Resolution # BOT 2019-145

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 2019-146

Resolved, that the meeting on September 24, 2019 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