

December 22, 2020

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

**BOARD OF TRUSTEES**

REGULAR MEETING  
Tuesday, December 22, 2020  
7:30 P.M. – ZOOM

PRESENT

ABSENT

ABE SICKER, MAYOR  
SHALOM MINTZ, DEPUTY MAYOR  
MOSHE SCHULGASSER, TRUSTEE  
JEN EISENSTEIN, TRUSTEE  
ADAM REICH, TRUSTEE (ZOOM)

ALSO PRESENT

ALLISON WEINRAUB, VILLAGE CLERK-TREASURER  
BRUCE MINSKY, VILLAGE ATTORNEY  
GLENN MCCREEDY, VILLAGE ENGINEER  
JOHN LANGE, VILLAGE PLANNER (ZOOM)

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PLEDGE OF ALLEGIANCE

ROLL CALL

OPEN FLOOR – PUBLIC PARTICIPATION

Stephen Geis,

Looking for an update on When the Zoning will take effect now that the Comp Plan is complete.

Mayor Sicker explained the Village staff has been working on this. It went out for Comments from the surrounding municipalities and once we receive their comments we can proceed.

**APPROVAL OF ABSTRACT OF AUDITED VOUCHERS 2020-11**

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

**Resolution # BOT 2020-118**

Resolved, that abstract of Audited Vouchers 2020-11, #19314-19352 in the amount of \$60261.32 is hereby approved. Mayor Sicker called for a vote. The vote was 5-0. The resolution was adopted.

**APPROVAL OF MINUTES: 10/2/2020 & 11/24/2020**

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

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**Resolution # BOT 2020-119**

Resolved, that the minutes of the regular meeting of 10/2/2020 and 11/24/2020 are hereby approved and the reading of said minutes is waived. Mayor Sicker called for a vote. The vote was 5-0. The resolution was adopted.

**PUBLIC HEARING ON LL TO ABOLISH THE ARB**

Mayor Sicker explained we are abolishing the Architectural Review Board and putting the responsibilities of that board onto the Planning Board and Building Permit Review to make sure everything matches with the rest of the community.

Mrs. Weinraub stated it appeared in the Rockland Journal News 12/10/2020. Affidavit of Notice and Posting were timely.

*Comments read into the Record:*

*Rockland County Planning letter dated 1/24/2020*

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

**Resolution # BOT 2020-120**

Resolved, that the Public Hearing for a Local Law to Abolish the Architectural Review Board is hereby open. Mayor Sicker called for a vote. The vote was 5-0. 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 2020-121**

Resolved, that the Public Hearing for a Local Law to Abolish the Architectural Review Board is hereby closed. Mayor Sicker called for a vote. The vote was 5-0. The resolution was adopted.

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

**Resolution # BOT 2020-122**

Resolved, that the Village Board of the Village of New Hempstead hereby adopt for a Local Law to Abolish the Architectural Review Board. Mayor Sicker called for a vote. The vote was 5-0. The resolution was adopted.

**PUBLIC HEARING: EFRAIM BLUMENBERG, 31 PENNINGTON WAY, NEW HEMPSTEAD NY 10977.  
THE APPLICANT IS SEEKING A SPECIAL PERMIT FROM THE PROVISIONS OF SECTION 290-57.2 OF THE NEW HEMPSTEAD ZONING CODE FOR THE CONSTRUCTION, MAINTENANCE, AND USE OF A PLACE OF ASSEMBLY TO HOUSE A MIKVAH/RITUAL BATH. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH/EAST SIDE OF PENNINGTON WAY 0 FEET FROM THE INTERSECTION OF MILFORD CT. THE PROPERTY IS DESIGNATED ON THE TOWN OF RAMAPO TAX MAP AS SECTION 42.09 BLOCK 2 LOT 72 IN A 1R-40 ZONING DISTRICT.**

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Mayor Sicker explained the Applicant is seeking Special Permit Approval for the Construction Maintenance and use of a Ritual Bath/Mikvah. The plans show three showers, and the Mikvah will be in the current garage. We will also be requiring a privacy fence of some type for the safety of the neighbors.

Trustee Eisenstein asked if this is going to be for private or public Use.

Mr. Blumenberg explained it will be for public use and he is happy to include whatever is needed in regards to the fencing.

Mrs. Weinraub stated it appeared in the Rockland Journal News 12/11/2020. Affidavit of Notice and Posting were timely.

*Comments read into the Record:*

*Rockland County Sewer District letter dated 12/21/2020*

*Building inspector Letter Dated 12/11/2020*

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

**Resolution # BOT 2020-123**

Resolved, That the Public Hearing for Efraim Blumenberg, 31 Pennington Way is hereby opened. Mayor Sicker Called for a vote. The vote was 5-0. The resolution was adopted.

Mr. Strinberg, 33 Pennington, Directly Next to the applicant Has concerns with traffic of people coming in from his side of the property and appreciates the board including the fence as a condition. Would also like to mention he would not like his driveway used for access. Will the Mikvah be for Men and Women?

The applicant responded on Shabbot it will be serving both. Would like to meet with the neighbor to satisfy all his concerns.

Mayor Sicker went through the comments and explained after the recent tragedy that happened at a Mikvah in a neighboring Municipality we are going to require a railing going in and some type of slip-free matt for the steps.

Mayor sicker asked realistically how many cars will be there at one time?

The applicant responded not more then 3-5 cars at a time Maximum. Most people will be walking

Mayor Sicker explained if the parking gets out of hand we will have to address it. Please be mindful to your neighbors.

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

**Resolution # BOT 2020-124**

Resolved, That the Public Hearing for Efraim Blumenberg, 31 Pennington Way is hereby closed. Mayor Sicker Called for a vote. The vote was 5-0. The resolution was adopted.

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

**Resolution # BOT 2020-125**

Resolved, that the Village Board of the Village of New Hempstead hereby approves the Special Use Permit for Efraim Blumenberg, 31 Pennington Way, New Hempstead NY 10977 Subject to the Building Inspectors approval, Chemicals must be placed in a shed, and the installing of a fence between the neighboring property between 33 Pennington and 31 Pennington. Mayor Sicker called for a vote. The vote was 5-0 the resolution was adopted.

**DISCUSSION: SPEED HUMPS BY ASH LAWN AVE. AND PLEASANT RIDGE RD. MAYORS REPORT**

Mayor Sicker explained we placed stop signs in the area and after we had a meeting with the community to decide if stop signs or speed humps would be better. Based on the community's concerns we believe the speed humps may make everyone happier. We are still deciding on the placement and if speed humps are possible, but once the locations have been decided on and it's decided it's possible we will have another discussion. If anyone has any concerns or comments regarding this please email me at [mayor@newhempstead.org](mailto:mayor@newhempstead.org)

**MAYORS REPORT-** Happy New Years! Next Month's Meeting will take place on Wednesday instead of Tuesday January 27, 2021 at 7:30pm.

**DEPUTY MAYORS REPORT-**

**TRUSTEES REPORT-**

**MOTION TO ADJOURN**

Trustee Reich offered the following motion, which was seconded Trustee Schulgasser:

**Resolution # BOT 2020-126**

Resolved, that the meeting on November 24, 2020 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,  
Village Clerk-Treasurer