

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

**PLANNING BOARD**

**Regular Meeting**

Tuesday August 27, 2019  
7:30PM – VILLAGE HALL

PRESENT

MEL POLIAKOFF, CHAIRMAN  
DAVID WEISS  
BARBRA GREENWALD  
SANTIAGO SOTO  
ANGELA ESPOSITO

ABSENT

HILLEL KURZMANN  
AKIVA KRAUS

ALSO PRESENT

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

**Open meeting**

**Roll Call**

**Approval of Minutes: October 9, 2018 and May 31, 2019**

May 31, 2019 will be held over.

Chairman Poliakoff made the following motion, which was seconded by Mrs. Esposito;

Resolution 2019-4

Resolved, that the minutes of the regular meeting of the Planning Board, held on October 9, 2019, are hereby approved as submitted and that the reading of said minutes be waived. Chairman Poliakoff called for a vote. The vote was 3-0. The resolution was adopted.

**Public Hearing for Bais Malka- The applicants are seeking revised site plan approval to permit the construction, maintenance and use of a Permanent 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**

Joseph Churgin, Attorney representing the applicant.

The applicant is seeking an amended site plan. There was a building that was approved to be a temporary building while a permanent structure was being built. They are now asking that the temporary building that was built on a foundation be deemed permanent. The applicant did appear before the village board last week with GML comments from the County and the Village engineer. We do not have the amended plans as that was last week but we are prepared to address the comment. We are requesting this be adjourned until the next month.

Correspondence read into the record

*RC Highway 7/23*

*Town of Ramapo Public Works 7/31*

*RC Sewer District 8/6*

*RC Planning 8/26*

*Village Planner 8/26*

*Village Engineer 8/27*

Ms. Weinraub stated it was published in the Rockland Journal News on August 13, 2019 affidavit of notice and postings were timely.

John Lange, Village Planner

Objects to deeming it a permanent structure but has no issue with it being turned into a permanent structure. Does not feel the building can just be deemed permanent. A school is a special place with a special environment and just because it meets building code does not make it appropriate for an educational environment.

Mr. Churgin

Does not believe the applicant will have any issues with your requests.

Chairman Poliakoff made the following motion, which was seconded by Mr. Soto;

Resolution 2019-5

Resolved, that the public Hearing for Bais Malka, 48 Grandview Ave. is hereby adjourned to October 10, 2019 Chairman Poliakoff called for a vote. The vote was 5-0. The resolution was adopted.

**Public Hearing for Cambridge Heights The applicants are seeking revised site plan approval to reconcile differences between the approved site plan of 2014 and the current as built conditions. The subject property is located on the East side of Summit Park Rd. 1000 feet south from the intersection of Pomona Road. The property is designated on the Town of Ramapo Tax Map as section 33.18 Block 1 lot 30 in a 1R-50 Zoning District**

Ms. Weinraub stated it ran in the Rockland Journal News on June 21, 2019 affidavit of notice and postings were timely.

Correspondence read into the record

*Town of Ramapo Fire Inspector 5/30*

*Town of Ramapo DPW 6/3*

*RC Environmental Health 6/7*

*RC Sewer District 6/4*

*RC Highway 6/10*

*RC Planning 7/1*

Chairman Poliakoff made the following motion, which was seconded by Mr. Soto;

Resolution 2019-6

Resolved, that the public Hearing for Cambridge Heights is hereby open. Chairman Poliakoff called for a vote. The vote was 5-0. The resolution was adopted.

Benjamin Highridge, Attorney and Vice President for Cambridge Heights Homeowners association Opposes the approval of the as built because the site plan has been approved with a pool showing 20 by 40 when it was built was 16 by 32. The owners who bought these condos bought them under the assumption they were going to have a normal size pools and it is not what this board signed off on.

Helen Fromen, 9 Westminster

Would like the approval to wait until all work has been completed correctly.

George Hertz, 45 Westminster Way

Would like the fire exits inspected. The one by his house leads to nowhere.

Justin Schwartz, Hillcrest Fire Department

The exits he is referring to was never placed on the original site plan. The staircase should have been placed on the other side of the deck for access.

Glenn McCreedy, Village Engineer

Agreed it is a bit awkward and recommends sending this to the building and Fire inspectors to have a code review. He does agree no approvals should be given without everything being rectified but that it is also not the prevue of this board. Glenn will go out and inspect.

Mr. Weiss made the following motion, which was seconded by Mrs. Esposito;

Resolution 2019-7

Resolved, that the public Hearing for Cambridge Heights is hereby adjourned to November 12, 2019. Chairman Poliakoff called for a vote. The vote was 5-0. The resolution was adopted.

**Public Hearing for Congregation Tefila Lemoshe- The applicants are seeking Site Plan Approval for construction, maintenance, and use of an accessory structure that will house ritual baths and related facilities. The subject property is located on the west side of Brockton Road 400 feet north from the intersection of Viola Road. The property is designated on the Town of Ramapo Tax Map as section 50.09 Block 1 lot 38 in a 2R-15 Zoning District.**

Ms. Weinraub stated it was published in the Rockland Journal News on August 12, 2019 affidavit of notice and postings were timely.

Joseph Churgin, Attorney for the applicant

The applicant is applying for Site Plan Approval for an accessory structure that will house Ritual Baths and related facilities. The Property has been being used as a Place of Assembly for many years and has been given those approvals by the Board of Trustees at the last meeting. There is a need for it in the community. The structure would be 20' by 40' on the property in the area where there is currently a shed. The county did raise issues in the GML that will be addressed. We have letters from neighbors allowing parking in their driveways.

Mrs. Esposito made the following motion, which was seconded by Mr. Weiss;

Resolution 2019-8

Resolved, that the public Hearing for 35 Brockton congregation Tefila Lemoshe is hereby opened. Chairman Poliakoff called for a vote. The vote was 5-0. The resolution was adopted.

Justin Schwartz, Hillcrest Fire Department

Traffic and Parking really needs to be looked into. The department would like to know what type of mikvah it's going to be and where the materials are going to be stored. Will have an official letter in the next day or so.

Yechiel Sprei, 3 Asher Dr.

In Favor of the Application.

The Chairman would like a narrative with information not limited to the type of mikvah it is and timing of use.

Mr. Churgin stated that at the Board of Trustees meeting it was discussed that a potential condition would be one side no parking signs be installed.

Martin Leibowitz, 3 Bay Ct.

Has issues with the flooding the property already produces. Pictures have been given to the village.

Mr. McCreedy stated he will go out and inspect.

Mr. Weiss made the following motion, which was seconded by Mrs. Esposito;

Resolution 2019-9

Resolved, that the public Hearing for 35 Brockton congregation Tefila Lemoshe is hereby adjourned to October 10, 2019. Chairman Poliakoff called for a vote. The vote was 5-0. The resolution was adopted.

Chairman Poliakoff made the following motion, which was seconded by Mrs. Esposito;

Resolution 2019-10

Resolved, that the Application of Congregation Tefila Lemoshe, 35 Brockton Rd is hereby referred to the Village Zoning Board of Appeals. Chairman Poliakoff called for a vote. The vote was 5-0. The resolution was adopted

Chairman Poliakoff made the following motion, which was seconded by Mrs. Esposito;

Resolution 2019-11

Resolved, that the Planning Board of the Village of New Hempstead hereby Declares themselves Lead Agency on the Application of 35 Brockton, Congregation Tefila Lemoshe. Chairman Poliakoff called for a vote. The vote was 5-0. The resolution was adopted

Correspondence read into the record

Town of Ramapo Fire Inspector 5/30

Town of Ramapo DPW 6/3

RC Environmental Health 6/7

RC Sewer District 6/4

RC Planning 7/9

**Schedule the Public Hearing for 573 Union Rd & 575 Union Rd. Site Plan Approval for the construction of two Single-Family Detached Dwellings**

Chairman Poliakoff made the following motion, which was seconded by Mrs. Esposito;

Resolution 2019-12

Resolved, that the Public Hearing for the Application of 573 & 575 Union Rd. is hereby scheduled for October 10, 2019. Chairman Poliakoff called for a vote. The vote was 5-0. The resolution was adopted

Chairman Poliakoff made the following motion, which was seconded by Mrs. Esposito;

Resolution 2019-13

Resolved, that the Planning Board of the Village of New Hempstead hereby Declares themselves Lead Agency on the Application of 573 & 575 Union Rd. Chairman Poliakoff called for a vote. The vote was 5-0. The resolution was adopted

**Motion to Adjourn**

Mr. Weiss made the following motion, which was seconded by Mr. Soto;

Resolution 2019-14

Resolved, that the Planning Board Meeting of August 27, 2019 is hereby adjourned. Chairman Poliakoff called for a vote. The vote was 5-0. The resolution was adopted.