

VILLAGE OF NEW HEMPSTEAD
108 OLD SCHOOLHOUSE RD.
NEW CITY, N.Y. 10956
PLANNING BOARD
Regular Meeting

Tuesday April 13, 2021
7:30PM
ZOOM

PRESENT

MEL POLIAKOFF, CHAIRMAN
AKIVA KRAUSS
BARBRA GREENWALD
ELLIOT ZISMAN, AD HOC

ABSENT

HILLEL KURZMANN
DAVID WEISS

ALSO PRESENT

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

Open meeting

Roll Call

Approval of minutes 2/22/2021

Mrs. Greenwald made the following motion, which was seconded by Mr. Zisman;

Resolution 2021-11

Resolved, that the minutes of the regular meeting of the Planning Board, held on February 22, 2021, are hereby approved as submitted and that the reading of said minutes be waived. Chairman Poliakoff called for a vote. The vote was 4-0. The resolution was adopted.

PUBLIC HEARING FOR SIGN APPROVAL FOR THE CVS PHARMACY LOCATED AT RT-306 AND GRANDVIEW AVE

Mr. Lange, Village Planner goes through his email. Because of the way the code is written the applicant will have to apply to the ZBA to get a variance to allow for the free standing sign.

Gary McCoy, with Poyant Signs
Had questions regarding what setbacks it is referring to.

Village planner explained the county would like it behind the setback.

Mrs. Weinraub shared the applicants screen to go over.

The Village engineer agrees this applicant really has to go to ZBA.

The professionals wondered why it was not denied by county planning when they went for Site Plan approval initially when the project first came in and the signs were included in that submission.

Chairman Poliakoff agrees this application will have to be referred to Zoning Board.

The applicant stressed they are in a bit of a time constraint and understands they have to go to ZBA. Their company was only brought on this year and would like more understanding of the initial submission. Was the pylon sign included in the initial submission and was it an issue then?

The Village engineer confirmed it was in the initial application and County Planning did not comment on it in their letter. The professionals don't recall this ever being an issue

The village professional requested a copy of the original minutes from the initial GML that went out when the project came in for approval around May 2, 2018 to go over the comments to see if anything was ever written or overridden.

Board member Greenwald believed they had questions about the Village of New Hempstead Sign being on the same corner causing too much of a distraction for motorists?

Attorney Minsky confirmed that was correct.

Chairman Poliakoff raised the point that the Sign may be excessive because the signs on the building provide enough.

Village Engineer confirmed the date of the meeting of August 14, 2018 and there were no County overrides. Based on that they would need to go for variances because it is not something that is allowed in the village code.

The applicant would like a copy of the letter.

Mrs. Weinraub will email him a copy.

Mr. Krauss made the following motion, which was seconded by Mrs. Greenwald;

Resolution 2021-12

Resolved, that the Planning Board of the Village of New Hempstead hereby open the Public Hearing for the Sign Approval for CVS Pharmacy, Located at the corner of Rt. 306 and Grandview Ave. in the Town of Ramapo Tax Map as Section 41.15-4-1&2. Chairman Poliakoff called for a vote. The vote was 4-0 the resolution was adopted.

Mrs. Weinraub stated it appeared in the Rockland Journal News on February 9, 2021. Affidavits of notice and postings were timely.

Correspondence read into the record:

Village Planner letter email dated 4.13.2021
Rockland County Planning letter dated 3/24/2021
Rockland County Highway letter dated 3/12/2021
Village of Wesley Hills Letter dated 3/8/2021
Applicant Response letter

Solomon Fuerst, 8 Pleasant Ridge Rd.

In the initial proposal there was a New Hempstead Commons Sign that was agreed to by the applicant and the pylon sign was still a proposed. He recalls renderings that were done.

Chairman Poliakoff asked if anyone remembers those signs.

Mrs. Weinraub stated it was before she started here but we can pull the old files tomorrow and see.

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

Resolution 2021-13

Resolved, that the Planning Board of the Village of New Hempstead hereby declare lead agency for the Sign Approval for CVS Pharmacy, Located at the corner of Rt. 306 and Grandview Ave. in the Town of Ramapo Tax Map as Section 41.15-4-1&2. Chairman Poliakoff called for a vote. The vote was 4-0 the resolution was adopted.

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

Resolution 2021-14

Resolved, that the Planning Board of the Village of New Hempstead hereby Refer to the Zoning Board for the Sign Approval for CVS Pharmacy, Located at the corner of Rt. 306 and Grandview Ave. in the Town of Ramapo Tax Map as Section 41.15-4-1&2. Chairman Poliakoff called for a vote. The vote was 4-0 the resolution was adopted.

Mr. Krauss made the following motion, which was seconded by Mrs. Greenwald;

Resolution 2021-15

Resolved, that the Planning Board Meeting of April 13, 2021 is hereby adjourned. Chairman Poliakoff called for a vote. The vote was 4-0. The resolution was adopted.

Respectfully Submitted

Allison Weinraub,
Village Clerk-Treasurer