

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

PLANNING BOARD

Regular Meeting

Tuesday August 25, 2020
6:30PM
VILLAGE HALL & ZOOM

PRESENT

MEL POLIAKOFF, CHAIRMAN
HILLEL KURZMANN
DAVID WEISS
BARBRA GREENWALD (ZOOM)
MARK GILDEN, AD HOC
ELLIOT ZISMAN, AD HOC
AKIVA KRAUS (ZOOM)

ABSENT

ALSO PRESENT

BRUCE MINSKY, VILLAGE ATTORNEY
GLENN MCCREEDY, VILLAGE ENGINEER
JOHN LANGE, VILLAGE PLANNER
ALLISON WEINRAUB, VILLAGE CLERK-TREASURER
MIKE MANDIKAS, BUILDING INSPECTOR
EILEEN SAMMARONE, DEPUTY VILLAGE CLERK-TREASURER

Open meeting

Roll Call

Approval of Minutes: May 31, 2019 August 27, 2019, January 14, 2020, February 18, 2020

Mr. Weiss made the following motion, which was seconded by Deputy Chairman Kurzmann;

Resolution 2020-8

Resolved, that the minutes of the regular meeting of the Planning Board, held on May 31, 2019, 2019, August 27, 2019, January 14, 2020, and February 18, 2020 are hereby approved as submitted and that the reading of said minutes be waived. Chairman Poliakoff called for a vote. The vote was 5-0. The resolution was adopted.

Continuation of the 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

Mrs. Weinraub stated it re-appeared in the Rockland Journal News August 12, 2020. Affidavit of Notice was timely.

The Public Hearing is still open.

Joseph Churgin, Representing the applicant.

We have been in front of this board before. The last time there were questions raised by your professionals as well as comments that came in from the GML which we believe we are ready to answer. Just to be clear the Temporary Structure that is there now will become a permanent structure. The way it was built was appropriately that it could be approved as a permanent building.

Correspondence read into the record:

Village Planner dated 7/28/2020

Village Engineer dated 8/4/2020

RC Highway dated 7/31/2020

RC Planning dated 8/3/2020
RC Environmental Health 7/30/2020
RC Drainage Agency dated 8/4/2020
RC Health dated 8/19/2020
RC Sewer District 8/25/2020

Mike Mandikas, Village Building Inspector

1. The Electric Meter will have to be moved to a permanent mount.
2. Under the overhang there is an area being used for storage that must be cleared out

Chairman Poliakoff

In the front of the Building can you add a handicap Ramp and widen the roof for more space for the children.

The applicant agreed to those conditions.

The applicant is going through the Village Planner Comments to be sure they are willing to comply.

Mr. Churgin, Representing the applicant

In regards to window treatments what are you referring to?

Mr. Lange, Village Planner

My intent was to make the building more of a school as opposed to a modular structure. Real window treatments instead of what you have currently. Technically the modular meet the building code so my comments are more esthetic then technical. It would be nice if it looked better.

Mr. Churgin

We are willing to work with the Village on the Aesthetics.

In the GML there was a comment regarding the Drywells. They are not obstructed and there is access

Mr. McCreedy, Village Engineer

Recommends the applicant decommission those drywells fill with concrete and relocate the foot leaders.

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

Resolution 2020-9

Resolved, that the Public Hearing for Bais Malka- revised site plan approval is hereby open.
Chairman Poliakoff called for a vote. The vote was 4-0. The resolution was adopted.

Mr. Shmerhold, 20 pleasant Ridge Rd.

Lives next to the swimming pool that was built. One of the issues I had at those Public Hearings was the use of a Bull Horn and we were given assurance at the meeting that they were not going to use them, but ever since it was installed they are being used. I have contacted the school multiple times and I feel like I am being disregarded.

Mr. Churgin

This year has been a little rough on everybody. I don't know if you were home more then you normally are. This is a safety issue. They are patrolling a Pool and will need to get attention of a lot of children at once. I could be mistaken but I believe the pull horns were supposed to be refrained from using at night?

Mr. Shmerhold

I am sure it is in the record and in the minutes that all use will cease. I have been reaching out to the Rabbi and had no response. Another stipulation was that no overnight Bus parking would occur and it has been.

Mrs. Weinraub stated there is a Local Law regarding the storage of busses and it is not allowed so that use must stop.

Mr. Kurzmann went through each comment on the RC Planning Department letter from the GML..

In regards to comment #1 the Village has removed the Local Law that allows for temporary Modular structures. When the applicant initially submitted the structure was built with the ability to be turned permanent.

Comments #2: the applicant has already done so.

Attorney Minsky stated all the applicant is doing is requesting a change in designation and addressing our concerns. When the applicant constructed the building because of building code the applicant constructed it as if it could be designated as a permanent structure. The Applicant was always in conformity with the Village Local Law when it was enacted.

The Village has no Parking Requirements for a school at this time. The Village professionals feel the applicant is providing adequate parking for their needs.

The applicant will provide a letter complying or overriding the GML comments before the next meeting

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

Resolution 2020-10

Resolved, that the Public Hearing for Bais Malka is hereby closed. Chairman Poliakoff called for a vote. The vote was 5-0. The resolution was adopted

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

Resolution 2020-11

Resolved, that the application for Bais Malka is hereby continued to the next Planning Board September 17, 2020 at 7:30PM. Chairman Poliakoff called for a vote. The vote was 5-0. The resolution was adopted

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

Resolution 2020-12

Resolved, that the Planning Board Meeting of August 25, 2020 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