

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

Tuesday December 15, 2020
7:30PM
ZOOM

PRESENT

MEL POLIAKOFF, CHAIRMAN
DAVID WEISS
BARBRA GREENWALD
MARK GILDEN, AD HOC
ELLIOT ZISMAN, AD HOC

ABSENT

HILLEL KURZMANN
AKIVA KRAUS

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

Public Hearing for Benyamin Amona, 613-615 Union Rd. - The applicants are seeking site plan approval for a two lot subdivision on 613/615 Union Rd. The Lot consisted of 2 existing dwellings that were removed. The subject property is the West side of Union Rd. 650 feet south of Michael St. The property is designated on the Town of Ramapo Tax Map as section 50.5 Block 1 lot 19 in a 2R-15 Zoning District.

Mrs. Weinraub stated it appeared in the Rockland Journal News December 4, 2020. Affidavit of Notice and posting was timely.

Correspondence read into the record:

RC Sewer District dated 12/8/2020

Ryan Karben, Attorney for applicant
Is looking for clarity on what the applicant is coming in for.

Glenn McCreedy, Village Engineer
Explained this is the first meeting. No action has been taken in regards to this application

Mr. Karben stated the applicant needs to come for subdivision to split the two lots. No determination other than Lead Agency can be done tonight.

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

Resolution 2020-13

Resolved, that the Village Planning Board of the Village of New Hempstead hereby declare themselves Lead Agency on the Subdivision application for Benyamin Amona, 613-615 Union Rd. New Hempstead, NY 10977

John Lange, Village Planner
Went through his comment letter dated 12/15/2020. (Comments have been attached to the minutes)

Mr. McCreedy
Our office initially made comments at the CDC meeting. (Attached to the minutes) We still have to determine if our comments were addressed in the revisions. That review should be done within the next week or two. An EAF is also needed.

Bruce Minsky, Village Attorney
The applicant will also have to go to Zoning Board.

The Village Planning Board next month will be held January 19, 2021

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

Resolution 2020-14

Resolved, that the Planning Board Meeting of December 15, 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