

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

PLANNING BOARD

Regular Meeting

Tuesday February 18, 2020
7:30PM – VILLAGE HALL

PRESENT

HILLEL KURZMANN
BARBRA GREENWALD
MARK GILDEN, AD HOC
ELLIOT ZISMAN

ABSENT

MEL POLIAKOFF, CHAIRMAN
DAVID WEISS
AKIVA KRAUS

ALSO PRESENT

BRUCE MINSKY, VILLAGE ATTORNEY
GLENN MCCREEDY, VILLAGE ENGINEER
ALLISON WEINRAUB, DEPUTY VILLAGE CLERK-TREASURER
MIKE MANDIKAS, BUILDING INSPECTOR

Open meeting

Roll Call

Approval of Minutes: May 31, 2019 August 27, 2019, November 12, 2019, January 14, 2020

May 31, 2019 August 27, 2019, January 14, 2020 Minutes will be held over until the next meeting.

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

Resolution 2020-3

Resolved, that the minutes of the regular meeting of the Planning Board, held on November 12, 2019, are hereby approved as submitted and that the reading of said minutes be waived. Deputy Chairman Kurzman called for a vote. The vote was 3-0. 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

The Public Hearing is still open.

Joseph Churgin, Representing the applicant.

The property is the old Colton School. All the way in the back of the property there are modular structures that were built in a way that the applicant would like to make permanent vs. temporary. The applicant has been in front of this board. There won't be any structural changes to the building.

Correspondence read into the record:

RC Hwy dated 7/23/2019
Town of Ramapo DPW 7/31/2019
RC Sewer District 8/6/2019
RC Planning 8/26/2019
Village Planner 8/26/2019, 2/18/2020
Village Engineer 8/27/2019

The Village engineer was given a drainage analysis this week which has to be employed on the plan, the letter from the Health department has to be resolved, and the village Planner has comments about the architectural styling of the building which has to be addressed.

Mike Mandikas, Village Building inspector

The modular unit is sitting on poured concrete footings, which is not a poured foundation. This permit issued in August of 2017, but according to the file there were no inspections done for this permit. The inspector did go out for the fire inspection which they passed.

The Applicant explained when they submitted the town was handling the inspections and they did go out.

Deputy Chairman asked why if these units were always built to be permanent why did you come in for them as temporary 3 years ago? The village had a law for temporary trailers if the construction of a building was underway. What happened to the plan to build the building?

The applicant explained when they came in for the building the neighbors had concerns with their backyards, how long construction was going to take etc... So we felt this will make everyone happy. It's not in the neighbor's backyard and it won't be loud.

The building inspector explained that certain building and fire codes have to be included in the plan.

Village engineer explained we have all of these comments from the GML and none of them have been addressed.

Joel Petlin, 14 Pleasant Ridge Rd.

Property is located behind his house. He and the neighbors are in favor of this application in the location that it is proposed.

The applicant will need to address all comments and submit either a written response or comply in the plans and must be submitted 2 weeks prior to the next Planning Board meeting Monday March 23, 2020.

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

Resolution 2020-4

Resolved, that the Planning board of the Village of New Hempstead hereby adjourns the Public Hearing for Bais Malka 46-48 Grandview Ave to Monday March 23, 2020. Deputy Chairman called for a vote. The vote was 4-0. The resolution was adopted.

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

Deputy Chairman Kurzmann explained that at the last meeting there was a neighbor who had issues with the site plan and the applicant had allowed him 2 weeks to submit a letter. The neighbor came into Village Hall the next day and it was determined his property was not effected and he did not submit a letter. The board closed the Public Hearing at the last meeting.

The applicant has addressed all the comments from the professionals and they are satisfied subject to the applicant submitting an as built survey when the project is complete prior to the issuance of the Certificate of Occupancy, the resolution for the maintenance agreement and access agreement, and a foundation location plan approved by the Village Engineers office prior to any concrete pour.

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

Resolution 2020-5

RESOLUTION 2020-5 OF PLANNING BOARD OF THE VILLAGE OF VILLAGE OF NEW HEMPSTEAD, NEW YORK

WHEREAS, the Village of New Hempstead Planning Board ("Planning Board") has received an application for site plan approval from Union Avenue Realty NY, LLC for the construction of a single-family dwelling located at 573 Union Road, New Hempstead, New York. The subject property is situated on the west side of Union Road approximately 20 feet north from its intersection with Naomi Lane and is designated on the Town of Ramapo Tax Map as Section 50.90, Block 1, Lot 14.2 and is located in a 2R-15 zoning district; and

WHEREAS, the applicants submitted a site plan from Anthony R. Celenano, PLS, last revised on February 24, 2020; and

WHEREAS, The Planning Board of the Village of New Hempstead heard comments from the public during a public hearings held on January 14, 2020 and February 18, 2020, and further considered comments and/or correspondence submitted by the Village Engineer, the Village Planner, Rockland County Planning Department, Rockland County Highway Department, Rockland County Department of Environmental Health, Rockland County Sewer District #1, The Town of Ramapo Department of Public Works, and the input from the applicant's professionals;

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Village of New Hempstead grants final site plan approval to Union Avenue Realty NY, LLC for the construction of a single-family dwelling located at 573 Union Road, New Hempstead, New York, and the revised site plan of Anthony R. Celentano, PLS, last revised on February 24, 2020, subject to the following conditions:

1. Compliance by the applicant with Rockland County Planning Department's Letter dated September 25, 2019;
2. Full compliance with Village of New Hempstead's Village Engineer's letter and comments made at the public hearings;
3. Approval by the Village Planner;
4. Compliance by the applicant with Rockland County Highway Department's letter dated September 27, 2019;
5. Rockland County Department of Environmental Health's letter dated November 18, 2019;
6. Rockland County Sewer District's letter dated September 9, 2019;
7. Town of Ramapo Department of Public Work's letter dated August 29, 2019;
8. The applicant submitting an "as built" survey when the project is complete and prior to the issuance of any certificate of occupancy;
9. Submission by the applicant of a proposed resolution for a maintenance and access agreement with the adjoining property to be located at 575 Union Road;
10. Submission by the applicant of a foundation location plan which must be approved by the Village Engineer prior to the pouring of any concrete for the foundation.

And it is further

RESOLVED, that all conditions of this Resolution must be complied with to the satisfaction of the Village's professional staff prior to the issuance of a Certificate of Occupancy by the Village's Building Inspector; and it is further

RESOLVED, to the extent not specified herein, all other requirements contained in any other General Municipal Law review or comments are overridden by a super majority vote of the Planning Board.

Deputy Chairman Kurmann called for a vote and the vote was as follows: Ms. Greenwald, AYE, Mr. Gildon AYE, Mr. Zisman, AYE and Deputy Chairman Kurzmann, AYE. The Resolution was adopted by a 4-0 vote.

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

Resolution 2020-6
**RESOLUTION 2020-6 OF PLANNING BOARD OF THE VILLAGE OF
VILLAGE OF NEW HEMPSTEAD, NEW YORK**

WHEREAS, the Village of New Hempstead Planning Board (“Planning Board”) has received an application for site plan approval from Union Avenue Realty NY, LLC for the construction of a single-family dwelling located at 575 Union Road, New Hempstead, New York. The subject property is situated on the west side of Union Road approximately 20 feet north from its intersection with Naomi Lane and is designated on the Town of Ramapo Tax Map as Section 50.90, Block 1, Lot 14.1 and is located in a 2R-15 zoning district; and

WHEREAS, the applicants submitted a site plan from Anthony R. Celenano, PLS, last revised on February 24, 2020; and

WHEREAS, The Planning Board of the Village of New Hempstead heard comments from the public during a public hearings held on January 14, 2020 and February 18, 2020, and further considered comments and/or correspondence submitted by the Village Engineer, the Village Planner, Rockland County Planning Department, Rockland County Highway Department, Rockland County Department of Environmental Health, Rockland County Sewer District #1, The Town of Ramapo Department of Public Works, and the input from the applicant’s professionals;

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Village of New Hempstead grants final site plan approval to Union Avenue Realty NY, LLC for the construction of a single-family dwelling located at 575 Union Road, New Hempstead, New York, and the revised site plan of Anthony R. Celentano, PLS, last revised on February 24, 2020, subject to the following conditions:

1. Compliance by the applicant with Rockland County Planning Department’s Letter dated September 25, 2019;
2. Full compliance with Village of New Hempstead’s Village Engineer’s letter and comments made at the public hearings;
3. Approval by the Village Planner;
4. Compliance by the applicant with Rockland County Highway Department’s letter dated September 27, 2019;

5. Rockland County Department of Environmental Health's letter dated November 18, 2019;
6. Rockland County Sewer District's letter dated September 9, 2019;
7. Town of Ramapo Department of Public Work's letter dated August 29, 2019;
8. The applicant submitting an "as built" survey when the project is complete and prior to the issuance of any certificate of occupancy;
9. Submission by the applicant of a proposed resolution for a maintenance and access agreement with the adjoining property to be located at 573 Union Road;
10. Submission by the applicant of a foundation location plan which must be approved by the Village Engineer prior to the pouring of any concrete for the foundation.

And it is further

RESOLVED, that all conditions of this Resolution must be complied with to the satisfaction of the Village's professional staff prior to the issuance of a Certificate of Occupancy by the Village's Building Inspector; and it is further

RESOLVED, to the extent not specified herein, all other requirements contained in any other General Municipal Law review or comments are overridden by a super majority vote of the Planning Board.

Deputy Chairman Kurzmann called for a vote and the vote was as follows: Ms. Greenwald, AYE, Mr. Gildon AYE, Mr. Zisman, AYE and Deputy Chairman Kurzmann, AYE. The Resolution was adopted by a 4-0 vote.

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

Resolution 2020-7

Resolved, that the Planning Board Meeting of February 18, 2020 is hereby adjourned. Deputy Chairman Kurzmann called for a vote. The vote was 4-0. The resolution was adopted.

Respectfully Submitted

Allison Weinraub, Deputy Village Clerk-Treasurer
Planning & Zoning Secretary