

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

Monday, February 22, 2021  
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  
ZACK KAMM, VILLAGE ENGINEER  
JOHN LANGE, VILLAGE PLANNER  
ALLISON WEINRAUB, VILLAGE CLERK-TREASURER

**Open meeting**

**Roll Call**

**Approval of minutes 1/19/2021**

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

Resolution 2021-5

Resolved, that the minutes of the regular meeting of the Planning Board, held on January 19, 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**

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:

*Rockland County Planning letter dated 2/9/2021*

*Rockland County Sewer District letter dated 2/18/2021*

*Village Planner letter dated 2/15/2021*

Gary McCoy, Poiant Signs, Representing the applicant

The application is for two buildings on the property. One is a multi-tenant building and the other is for the new CVS, which is scheduled to open next month. The requirements are that the site is looked at as a whole and not individually which is what we did initially. The revised packet that was submitted reflects the allowance for both buildings and the full site. The code allows for 1 SF. of signage for each linear foot of horizontal façade that fronts the street or street access. In this specific case between the two buildings we have three façades fronting the street. We have two façades that is CVS that face the street. One is 97 ft. wide and the other is 156 ft. wide. Then we have one elevation for the multi-tenant use building that faces the street at 112 ft. wide. Based on the code we would be allowed one square foot matching that linear foot of frontage, but there is also a second note requirement on the frontage that you cannot exceed 7/8<sup>th</sup> of that length. If you add the three frontages you have 365 ft. of frontage. If you divide that by 7/8<sup>th</sup> the allowance for wall signs is 319.375 sq. ft. Our proposal for the two buildings is only 296.63 sq. ft. So we are requesting within the allowance. What caused some of the denials is we misunderstood that both buildings had to be included in the application and furthermore

there was a freestanding sign in the application that we don't wish to proceed with at this time. So based on the Village regulations we meet the requirement.

Board member Greenwald stated that the county had major objections to the freestanding sign. Since its been taken out of this application I have no further questions at this time.

Chairman Poliakoff asked if they remove the freestanding sign from the application do we still need to override the county letter.

Attorney Minsky stated the village would still need to do the override, but the reason for the override would be that the applicant has chosen to remove the freestanding sign from their application and by doing that they now meet the Village requirements for a Sign Permit.

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

Resolution 2021-6

Resolved, that Public Hearing for Sign Approval for the CVS Pharmacy Located At Rt-306 and Grandview Ave. is hereby open. Chairman Poliakoff called for a vote. The vote was 5-0 the resolution was adopted.

4 Tabuer Terrace

What's the story with the second building? Is CVS still going in?

Mrs. Weinraub stated the application in front of the Planning Board is for the CVS structure, but if you contact the Village tomorrow you can fill out a FOIL for information on the second structure. The second structure was approved with the initial site plan Application.

Sheril Doberman, 366 Rt. 306  
Is this going to be 24 hours?

Mrs. Weinraub stated that the Hours of Operation was determined by another Board. Believes the drive thru was only going to be 24 hours but if they contact the Village tomorrow we can confirm.

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

Resolution 2021-7

Resolved, that Public Hearing for Sign Approval for the CVS Pharmacy Located At Rt-306 and Grandview Ave. 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 Chairman Poliakoff;

Resolution 2021-8

Resolved, that Planning Board of the Village of New Hempstead hereby overrides the Rockland County Planning comments dated 2/9/2021:

# 1& 2 No longer apply because the applicant has removed the free standing sign from its application. The village Clerk did a roll call vote. The vote was 5 Ayes and 0 Nays.

# 3,4 ,5- this application was circulated as part of GML and wen to all of the named locations.

#6 & 7- the applicant resubmitted plans showing the requested information.

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

Resolution 2021-9

Resolved, that Planning Board of the Village of New Hempstead hereby grants the Sign Approval for the CVS Pharmacy Located at Rt-306 and Grandview Ave. subject to the Village Planner and Building Inspector approval. Vilage Clerk Treasurer did a roll Call vote. The vote was 5 ayes and 0 nays. The vote was 5-0 the resolution was adopted.

Resolution 2021-10

Resolved, that the Planning Board Meeting of February 22, 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