

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

PLANNING BOARD

Regular Meeting

Tuesday January 14, 2020
7:30PM – VILLAGE HALL

PRESENT

MEL POLIAKOFF, CHAIRMAN
HILLEL KURZMANN
BARBRA GREENWALD

ABSENT

DAVID WEISS
AKIVA KRAUS

ALSO PRESENT

BRUCE MINSKY, VILLAGE ATTORNEY
GLENN MCCREEDY, VILLAGE ENGINEER
JOHN LANGE, VILLAGE PLANNER (skype)
ALLISON WEINRAUB, DEPUTY VILLAGE CLERK-TREASURER

Open meeting

Roll Call

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

Minutes will be held over until the next meeting

Adjourn to February 18, 2020- 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 applicant has submitted plans for review but because of the Village review policy the applicant will be placed on the February 18, 2020 Planning Board Agenda.

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

Joseph Churgin, Attorney for the Applicant

This was an approved subdivision from several years ago. The builder could not build and my client purchased the property and made minor changes. We went to the ZBA, received approval and now we are here for final subdivision plat approval.

Attorney Minsky stated that at the ZBA approval the applicant agreed the Rockland County GML Comments.

Attorney Churgin stated the applicant will comply with the Planning GML Comments. We also did submit a driveway sharing easement, whoever purchases the property will have to accept it.

Attorney Minsky will review.

The Board wanted to know if there was anyway the driveway could be done not shared.

The applicant's engineer explained we would be over impervious surface so this was the compromise and the county preferred one curb cut.

John Lange, Village Planner

Has no issue with one driveway. There is landscaping in the way right now.

Board member Kurzmman stated it is in a 2r-15 and it is a much smaller lot so if we are going to entertain something like this, this would be the situation we would.

All approvals would be subject to the Village Planner and engineer conditions.

Chairman Polliakoff stated the public hearing is still open.

Moshe Freidman, 34 Brockton Rd
Neighbor who has concerns about construction because of flooding. The Village Engineer did ease some of his concerns but would appreciate it if the applicant allowed for him to take the plans to his professionals to review to make sure there is nothing wrong.

The applicant agreed to allow the neighbor 2 weeks to get comments back from a professional (January 29, 2020) and the Board has agreed to close the Public Hearing until final decision can be made at the next meeting.

Attorney Minsky requested that they put the description of where it's going to be on the easement.

Chairman Poliakoff made the following motion which was seconded by Mr. Kurzmann

Resolution 2020-1

Resolved, the Planning Board of the Village of New Hempstead here by closes the Public hearing for 573 Union Rd & 575 Union Rd. Chairman Poliakoff called for a vote. The vote was 3-0. The resolution was adopted

Motion to Adjourn

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

Resolution 2020-2

Resolved, that the Planning Board Meeting of January 14, 2020 is hereby adjourned. Chairman Poliakoff called for a vote. The vote was 3-0. The resolution was adopted.

Respectfully Submitted

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