

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

Tuesday January 21, 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  
MIKE MANDIKAS, BUILDING INSPECTOR

**Open meeting**

**Roll Call**

**Approval of minutes 8/25/2020 & 12/15/2020**

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

Resolution 2021-1

Resolved, that the minutes of the regular meeting of the Planning Board, held on August 25, 2020 and December 15, 2020, 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.

**Continuation of the Public Hearing for Benjamin Amona, 613-615 Union Rd. - The applicants are seeking 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.**

Ryan Karben, Representing the Applicant

Last month the board declared Lead Agency in respect to the SEQR Review. We would like to move forward with a Negative Declaration. The applicant and I have responded to the comments from the village professionals and believe we are prepared for a Neg Dec this evening with a referral to the Zoning Board.

The Village Engineer and Planner are comfortable with moving forward this evening. There are some Site Plan issues that need to be addressed but that can be done at a later date.

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

Resolution 2021-2

Resolved, that the Planning Board of the Village of New Hempstead hereby accept the Negative Declaration for Benjamin Amon 613-615 Union Rd. with respect to his subdivision application. Chairman Poliakoff called for a vote. The vote was 4-0 the resolution was adopted.

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

Resolution 2021-3

Resolved, that the Planning Board of the Village of New Hempstead hereby Refer the Application of Benjamin Amon 613-615 Union Rd. to the Village Zoning Board of Appeals. Chairman Poliakoff called for a vote. The vote was 4-0 the resolution was adopted.

Mrs. Weinraub stated we received the Sign Application of CVS and Grandview Ave that went out for GML today.

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

Resolution 2021-4

Resolved, that the Planning Board Meeting of January 19, 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