

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

PLANNING BOARD

Workshop
Tuesday July 9, 2019
7:30PM – VILLAGE HALL

PRESENT

MEL POLIAKOFF, CHAIRMAN
DAVID WEISS

ABSENT

BARBRA GREENWALD
HILLEL KURZMANN
AKIVA KRAUS

ALSO PRESENT

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

Open meeting

Roll Call

Public Hearing for Cambridge Heights The applicants are seeking revised site plan approval to reconcile differences between the approved site plan of 2014 and the current as built conditions. The subject property is located on the East side of Summit Park Rd. 1000 feet south from the intersection of Pomona Road. The property is designated on the Town of Ramapo Tax Map as section 33.18 Block 1 lot 30 in a 1R-50 Zoning District

Chairman Poliakoff stated this meeting will be a discussion because there are not enough members of the board present to vote. This will give the developer the opportunity to get started on rectifying everything before the next planning board meeting.

Glenn McCreedy, Village Engineer

The HOA of Cambridge Heights has asked for a review of the site of what was approved compared to what was done. On June 21st there was a meeting with the village that we determined these seven items need to be addressed by the developer.

1. The Boulder retaining Wall behind the clubhouse between units 21 and 27 needs to be deconstructed and reconstructed and a black chain-link fence installed along the top to prohibit anyone from trying to walk across the top. The height of the wall is going to be the same as what is there now (about 4 or 5 ft. tall).
2. A black chain-link fence will be added behind units 33-40
3. A drop curb will be added to the North side of the parking lot there is a sitting area and another drop curb from the parking lot behind the clubhouse leading to the pool to allow for ADA access.
4. Add stone for erosion behind units 33-40
5. Correction of leader drain pipes for around 6-10 units
6. The pool equipment that is shown on the as built off the property has to be moved onto the property.

Questions from Homeowners & HOA

How do you avoid deterioration with a rock wall when the area is sandy?

Village Engineer

It takes care and maintenance to upkeep the wall until the vegetation has established itself along the top of the wall. When the wall is first installed it's at its weakest point because the soil has not matured and locked in but once the vegetation is in place it is up to the HOA to maintain it.

Can we have a copy of the Bond?

Chairman Poliakoff

You can contact the Village Clerk to FOIL request it.

Where did the request come from for the reduction and renewal of the Letter of Credit?

P.B. 7/9/19

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Bruce Minsky, Village Attorney

The renewal was required, they made the request for it, and the village would not be able to hold the full amount once adequate work has been complete because the fee would be higher and they would have to put up a larger collateral.

What about the depressions and sinkholes by homeowner's driveways?

Village Engineer

Those issues should be brought to my attention now so they can be addressed. Please provide a list as soon as possible of parcels to the village to determine if they need to be repaired as part of the site plan.

Respectfully Submitted

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