

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

Tuesday June 8, 2021  
7:35PM  
ZOOM

PRESENT

MEL POLIAKOFF, CHAIRMAN  
AKIVA KRAUSS  
BARBRA GREENWALD  
DAVID WEISS

ABSENT

HILLEL KURZMANN

ALSO PRESENT

BRUCE MINSKY, VILLAGE ATTORNEY  
ZACK KAMM, VILLAGE ENGINEER  
JOHN LANGE, VILLAGE PLANNER  
ALLISON WEINRAUB, VILLAGE CLERK-TREASURER

**Open meeting**

**Roll Call**

**Public Hearing for Fairway Mews 190 Pomona Rd. The applicants are seeking a three Lot Subdivision approval. The subject property is located on the East side of Station Rd. 0 feet from Pomona Rd. The property is designated on the Town of Ramapo Tax Map as section 33.18 Block 1 lot 6 in a 2R-15 Zoning District.**

John Atzel, Atzel, Nasher and Zeigler, Representing the applicant.

This property is located on the east side of Station Rd and the north side of Pomona Road. Gross area is just under 60,000 SF. We would like to subdivide it into 3 separate lots. Each lot consisting of one two-family dwelling. The total SF. For each untie would be 2720. We will be required to get minimum area variances; rear yard setback for lot # 2, Floor area ratio for all three lots, and impervious surface coverage for lot # 2. We have been to a couple of workshops and are here this evening for the Public Hearing.

John Lange, Village Planner

When you look at this it's important to note the lot line of this parcel isn't even to the middle of station road. This would be a unique circumstance where you are serviced by station road but you can't use some of the area. That is kind of a reason for support for the variances they are suggesting. The house sizes seem pretty reasonable. When you look at the overall coverage it's pretty much what you would expect it to be. Especially with the railroad behind it, that will never be developed. They did a credible job as close to the requirements as they could and the variances are not unreasonable.

Bruce Minsky, Village Attorney

This will have to be referred to the Zoning Board.

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

Resolution 2021-16

Resolved, that the Planning Board of the Village of New Hempstead hereby open the Public Hearing for Fairway Mews 190 Pomona Rd. The applicants are seeking a three Lot Subdivision approval. Chairman Poliakoff called for a vote. The vote was 4-0 the resolution was adopted.

Bobby Ball, across the street front the property

Is against this application. Feels it will set a precedent for him and his neighbors. It looks as though they are down zoning to open what's going to be a major transformation of the golf course that abuts this property. Object to this application going to Planning or Zoning.

Justin Schwartz, representing 55 Westminster Way, American Legion, Coupon, Cambridge Heights  
The resolution to allow for this was part of the comprehensive plan which was done. The resolution to the best of my knowledge has not been done yet. So this is really a preliminary and I am not sure why this is a preliminary hearing. Also, the people that are going to purchase these homes need to know about the loud events at the sounding areas like the stadium and fire training center and the American Legion Property. It's supposed to be an underground garage. In the renderings it does not look like that. It seems like it's a little under two acres but hasn't seen anything on the plan that certifies what they are looking for. The organization of coupon is concerned with what may go on in the future by the golf course.

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

Resolution 2021-17

Resolved, that the Planning Board of the Village of New Hempstead hereby continues the Public Hearing for Fairway Mews 190 Pomona Rd. until after the appear before the Zoning Board of Appeals. . Chairman Poliakoff called for a vote. The vote was 4-0 the resolution was adopted.

John Atzel, Representing the applicant

This property is not 1 acre zoning. The zone has been changed to a 2R-15 to the best of my knowledge, we are not asking anyone to curtail any of their events. Everyone knows the ballpark is up the road and people know they always have fireworks. We have worked with the boards and we feel this fits and works with the site and the Village code. As for the golf course that is not in the village of New Hempstead it is a different Municipality.

Justin Schwartz

Appreciate the response but people have to know that it's there. It's not a buyer beware. What happens at the fire training center where there is smoke and sirens and a lot of noise especially Saturday and Sunday? Also I did not get a response on if the resolution for the zoning map change has been adopted.

Mrs. Weinraub stated the minutes for the meeting are still be drafted.

Justin Schwartz

Then why are we here if it is all contingency?

This is an application for a preliminary subdivision.

Justin Schwartz

So this is preliminary and it doesn't mean it will happen and it doesn't mean it won't.

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

Resolution 2021-18

Resolved, that the Planning Board of the Village of New Hempstead hereby refers the application for Fairway Mews 190 Pomona Rd. to the Zoning Board of Appeals for rear yard setback for lot # 2, Floor area ratio for all three lots, and impervious surface coverage for lot # 2. Chairman Poliakoff called for a vote. The vote was 4-0 the resolution was adopted.

Mrs. Weinraub stated it appeared in the Rockland Journal News on May 26, 2021 affidavit of notice and postings were timely

Comments referenced into the record:

*Town of Ramapo DPW dated 4/26/2021*

*Rockland County Planning dated 5/6/2021*

*Rockland County Highway dated 5/4/2021*

*Suez 5/7/2021*

*Rockland County Sewer Distinct dated 6/8/2021*

*Rockland County Health dated 5/24/2021*

Village Planner and Attorney agree this will be subject to the Village Board approving the resolution for the zoning map.

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

Resolution 2021-19

Resolved, that the Planning Board of the Village of New Hempstead hereby declare themselves lead agency for Fairway Mews 190 Pomona Rd. The applicants are seeking a three Lot Subdivision approval. Chairman Poliakoff called for a vote. The vote was 4-0 the resolution was adopted.

Resolution 2021-20

Resolved, that the Planning Board Meeting of June 8, 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