

March 8, 2022

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

Tuesday March 8, 2022
7:30PM
IN PERSON & ZOOM

PRESENT

MEL POLIAKOFF, CHAIRMAN
BARBARA GREENWALD
AKIVA KRAUS

ABSENT

HILLEL KURZMANN
SANTIAGO SOTO JR. (AD HOC)
DAVID WEISS

ALSO PRESENT

BRUCE MINSKY, VILLAGE ATTORNEY
JOHN LANGE, VILLAGE PLANNER
GLENN MCCREEDY, VILLAGE ENGINEER
ZACK KAMM, VILLAGE ENGINEER
EILEEN SAMMARONE, DEPUTY VILLAGE CLERK-TREASURER

Open meeting

Roll Call

Approval of Planning Board Minutes 12/14/2021

There were not enough members to vote on the approval of minutes.

**PUBLIC HEARING ON BAIS MALKA HASC, LLC, 48 GRANDVIEW AVE, MONSEY NY 10952.
THE APPLICANTS ARE SEEKING REVISED SITE PLAN APPROVAL TO PERMIT THE CONSTRUCTION,
MAINTENANCE, AND USE OF A PERMANENT PREFABRICATED CLASSROOM BUILDING, BUS PARKING,
AND SECURITY LIGHTS AROUND THE SWIMMING POOL. THE SUBJECT PROPERTY IS LOCATED ON THE
SOUTH SIDE OF GRANDVIEW AVE. 900 FEET FROM THE INTERSECTION OF PLEASANT RIDGE RD. THE
PROPERTY IS DESIGNATED ON THE TOWN OF RAMAPO TAX MAP AS SECTION 41.20 BLOCK 2 LOT 41 IN
A 1R-25 ZONING DISTRICT.**

Joseph Churgin, representing the applicant

The applicant is seeking amended site plan for a prefabricated classrooms, pool lights and bus parking. The bus parking will require a variance. We are not looking to build anything we are looking for permanent approval for the temporary prefab structure installed. It was done according to plan in such a way that it is connected to a foundation where it can become permanent. They have been there for several years and the applicant is now looking to make it permanent. There will be no changes to what is there. The second portion of the application is for lights up for safety and security around the approved swimming pool. This would not alter the hours of operation for the pool it would just be to provide safety and security if someone is in the area at night. They will not be intrusive to neighbors. They will also be aimed in. the final portion of the application is for school bus parking in one area away from where the school is and away from the children. There are not enough members for the applicant top

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request an override on the GML comments. They are here for lead agency and referral to the Zoning Board.

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

Resolution 2022-1

Resolved, that the Planning Board of the Village of New Hempstead hereby declare intent to be lead agency for the application of Bais Malka HASC, LLC for Seeking Revised Site Plan Approval To Permit The Construction, Maintenance, And Use Of A Permanent Prefabricated Classroom Building, Bus Parking, And Security Lights Around The Swimming Pool. Chairman Poliakoff called for a vote. The vote was 3-0. The resolution was adopted.

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

Resolution 2022-2

Resolved, that the Planning Board of the Village of New Hempstead hereby refer the application of Bais Malka HASC, LLC for Approval to Permit the Construction, Maintenance, And Use Of Bus Parking on site to the Zoning board of Appeals for the required variance. Chairman Poliakoff called for a vote. The vote was 3-0. The resolution was adopted.

John Lange, Village Planner

Has not seen any improvements to the building to consider them permanent instead of temporary.

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

Resolution 2022-3

Resolved, that the Planning Board of the Village of New Hempstead hereby open the public hearing for Bais Malka HASC, LLC for Revised Site Plan Approval To Permit The Construction, Maintenance, And Use Of A Permanent Prefabricated Classroom Building, Bus Parking, And Security Lights Around The Swimming Pool. Chairman Poliakoff called for a vote. The vote was 3-0. The resolution was adopted.

Mr. Schmerhold, 20 Pleasant Ridge Rd.

Borders the school. Has issue with the lights around the pool. When the pool was initially approved there was no nighttime swimming allowed. About a year ago the lights went up and there was swimming taking place at night through the summer. Feels the pool permit should be revoked because they went against approval and put up lights without a permit.

Stewart Koenig, 17 Pleasant Ridge Rd.

There is a lot of noise coming from the swimming pool at all hours of the night. Does not feel it appropriate the applicant is asking for things that are already done.

Barbra Petlin, 14 Pleasant Ridge Rd.

Are there any plans for the prefab structure to be changed in the future?

The applicant's attorney said there are no plans to alter the structure.

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

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Resolution 2022-4

Resolved, that the Planning Board of the Village of New Hempstead hereby adjourn the public hearing for Bais Malka HASC, LLC for Revised Site Plan Approval To Permit The Construction, Maintenance, And Use Of A Permanent Prefabricated Classroom Building, Bus Parking, And Security Lights Around The Swimming Pool to the next May 3, 2022. Chairman Poliakoff called for a vote. The vote was 3-0. The resolution was adopted.

Motion to Adjourn

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

Resolution 2022-5

Resolved, that the Planning Board Meeting of March 8, 2022 is hereby adjourned. Chairman Poliakoff called for a vote. The vote was 3-0. The resolution was adopted.

Respectfully Submitted

Allison Weinraub,
Village Clerk-Treasurer