

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

Tuesday May 3, 2022
7:30PM
IN PERSON & ZOOM

PRESENT

MEL POLIAKOFF, CHAIRMAN
BARBARA GREENWALD
MARK GILDEN

ABSENT

HILLEL KURZMANN
DAVID WEISS
AKIVA KRAUS

ALSO PRESENT

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

Open meeting

Roll Call

APPROVAL OF PLANNING BOARD MINUTES 12.14.2021 MARCH 8, 2022

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

SKETCH PLAT SUBDIVISION APPROVAL- PENNINGTON LOTS, LLC, 120-150 MCNAMARA RD, NEW HEMPSTEAD, THE APPLICANTS ARE FOR A SIXTEEN LOT SUBDIVISION FOR SINGLE FAMILY HOMES. THE SUBJECT PROPERTY IS LOCATED ON THE EAST SIDE OF MCNAMARA RD, 250 FT. FROM THE INTERSECTION OF WILLOW TREE RD. AND ON THE WEST SIDE OF PENNINGTON WAY 246 FT. +/- FROM THE INTERSECTION OF SANDY BROOK DRIVE. THE PROPERTIES ARE DESIGNATED ON THE TOWN OF RAMAPO TAX MAP AS SECTION 42.09 BLOCK 2 LOT 1 AND SECTION 42.05 BLOCK 2 LOT 14 IN A OPTIMIZED SINGLE FAMILY OVERLAY ZONE.

Dan Richmond, Zarin and Steinmitz, Representing the applicant

This project was referred to the planning board when the applicant went in front of the Village Board of Trustees with a petition for a zone change to the overlay optimized single family cluster zone. The Board issued the approval for the zone change and the applicant is now in front of the planning board for sketch plat approval to proceed to Subdivision. This is the same project the Planning Board reviewed during the referral.

Stewart Strobe, Brooker Engineering, Representing the applicant

The project will include the construction of 16 single family dwellings. Access to the property is from Pennington Way. One of the properties on Pennington Way is going to be removed as part of the project to provide a new access road. The road will be a cul-de-sac. The minimum Lot size is 14000 Sq. Ft. a lot

May 3, 2022

Page 2 of 4

of time was spent on this project looking at the drainage. The applicant is aware that drainage is a major concern for this project and will be including in the project significant drainage infrastructure improvements that we will expect to solve the existing issue with the flooding in the backyards. The applicant is looking to cutoff the drainage and include it in the proper Stormwater system, which will alleviate the issues that the homes currently have in their backyards. It is a nearly identical plan that was reviewed for the referral. The applicant is happy to answer any questions the Board or professionals have.

Chairman Poliakoff mentioned he does live on Sandybrook Drive and is familiar with the drainage issues in the area. He asked where will the water be captured when it runs off the mountain?

The applicant explained there is a steep slope on the westerly side of McNamara and a wetlands at the base of that slope. There will be very little wetlands disturbance. 99% of the wetlands are being undisturbed. The construction of the road will cut off a large majority of the drainage. There are two drainage ditches that pass through the site. There will be a new pipe constructed on the easterly side of the property which is behind the existing homes on Pennington Way. That pipe will collect all the drainage that passes through or runs through that area of the site. They will also be installing an onsite Stormwater managements system to collect any runoff that's generated from the site. There will be a decrease in the amount that comes off this property and a significant decrease to those backyards

Chairman Poliakoff asked what happens when the pipe gets clogged.

The applicant explained it is a 48" pipe. It would be difficult to clog. It will need to be maintained by the village. There will be an easement in place.

Chairman Poliakoff also requested something be done with the walking path to prevent children and people from speeding down the path with their bikes and such.

The applicant explained they did make the path curvy to prevent speeding. There can be something that strips the path but you should consider strollers as well.

This item is not on for public hearing at this time. The applicant is just looking for sketch plat to proceed with the next phase.

Attorney Minsky mentioned to that comments did come in regarding litigation against the village comprehensive plan. The applicant was made aware of the risks and has opted to proceed understanding that if the village zoning gets overturned the approvals will have to go with it.

The applicant confirmed.

Any comments that came in regarding this application will be read into the record at the Public Hearing.

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

RESOLUTION PLANNING BOARD 2022-6

WHEREAS, Pennington Lots, LLC has submitted application for a sixteen (16) lot subdivision consisting of single-family homes located on the East side of McNamara Road, approximately 250± feet from the intersection of Willow Tree Road and also the West side of Pennington Lane approximately 246± feet from the intersection of Sandy Brook Drive, in an

May 3, 2022

Page 3 of 4

overlay district approved by the Village Board of Trustees, within the Village of New Hempstead; and

WHEREAS, that applicant has submitted an application to the Planning Board of the Village of New Hempstead for sketch plat approval; and

WHEREAS, the Planning Board, after due deliberation and discussion amongst the Board and the Village's professional staff feels that the sketch plat meets sound planning procedures, it is hereby

RESOLVED, that the Planning Board of the Village of New Hempstead grants and approves the sketch plat of Pennington Lots, LLC subject to the ongoing litigation regarding the Village of New Hempstead's Comprehensive Plan, which the applicant was made aware of and agreed to proceed with the approval sought herein.

Chairman Poliakoff called for a vote which was as follows: Mr. Gilden, AYE, Ms. Greenwald, AYE and Chairman Poliakoff, AYE. The resolution was adopted by a 3-0 vote.

CONTINUATION OF THE PUBLIC HEARING- 613-615 & 619 UNION RD.- TO CONSIDER THE APPLICATION OF BENYAMIN AMONA OWNER OF BET MIRIAM 613-615 & 619 UNION RD. THE APPLICANTS ARE SEEKING PRELIMINARY SUBDIVISION APPROVAL FOR A FOUR LOT SUBDIVISION ON 613/615 & 619 UNION RD. THE SUBJECT PROPERTIES ARE LOCATED ON 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 18 & 19 IN A 2R-15 ZONING DISTRICT.

The Applicant has requested that the board adjourn this to the June meeting to be able to address comments recently given to him by the village.

It was asked if this would be re-noticed and it was determined it will not be because the Public is present to hear the new date of the hearing. The public was also reminded to join the village email list by emailing updates@newhempstead.org. Agenda items are typically sent out the Friday before a meeting.

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

Resolution 2022-7

Resolved, that the Planning Board of the village of New Hempstead hereby adjourn the Public Hearing for Bet Miriam 613-615 & 619 Union Rd. to June 14, 2022. Chairman Poliakoff called for a vote. The vote was 3-0. The resolution was adopted.

CONTINUATION OF THE PUBLIC HEARING FOR FAIRWAY MEWS 190 POMONA RD. THE APPLICANTS ARE SEEKING FINAL APPROVAL FOR A THREE LOT SUBDIVISION FOR THREE TWO FAMILY SIDE BY SIDE HOMES. 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 Ziegler, Representing the applicant.

Here this evening for Final Subdivision approval for a three lot subdivision consisting of three two family homes. The applicant did respond to Rockland County Planning comments at the Zoning Board of

May 3, 2022

Page 4 of 4

Appeals and in front of this board. The applicant did received a new set of comments from Rockland County planning this evening that the applicant is requesting overrides for. There will need to be four members present to override the comments so the applicant has requested to adjourn this to the June meeting.

The board decided to hold off on opening the Public hearing as the applicant did just receive the comments from the county this evening.

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

Resolution 2022-8

Resolved, that the Planning Board of the village of New Hempstead hereby adjourn the Public Hearing for Fairway Mews 190 Pomona Rd. for Final subdivision Approval For a Three Lot Subdivision For Three Two Family Side By Side Homes to June 14, 2022. Chairman Poliakoff called for a vote. The vote was 3-0. The resolution was adopted.

Motion to Adjourn

Chairman Poliakoff mentioned to the Public this will be the last Zoom Meeting. All other Public Hearings will be in person only.

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

Resolution 2022-9

Resolved, that the Planning Board Meeting of May 3, 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