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

Tuesday, February 14th, 2023
7:30PM
Village Hall

PRESENT

MEL POLIAKOFF, CHAIRMAN
BARBARA GREENWALD
AKIVA KRAUS
DAVID WEISS

ABSENT

MARK GILDEN (AD HOC)

ALSO PRESENT

BRUCE MINSKY, VILLAGE ATTORNEY
ZACK KAMM, CIVIL DESIGN WORKS
ALLISON WEINRAUB, VILLAGE CLERK TREASURER
AMANDA BETTELLO, DEPUTY VILLAGE CLERK TREASURER

Open meeting

Roll Call

APPROVAL OF PLANNING BOARD MINUTES NOVEMBER 15, 2022

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

Resolution 2023-1

Resolved, that the minutes of the regular meeting of the Planning Board, held on November 15, 2022 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.

APPROVAL OF PLANNING BOARD MINUTES DECEMBER 13, 2022

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

Resolution 2023-2

Resolved, that the minutes of the regular meeting of the Planning Board, held on December 13, 2022 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.

ADJOURN TO MARCH 14, 2023-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

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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.

Due to the Village submission schedule this item is being adjourned to March 14th, 2023.

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

Resolution 2023-3

Resolved, that the Planning Board of the Village of New Hempstead hereby adjourn the public hearing for Benyamin Amona, 613-615 and 619 Union Road for subdivision approval to March 14th, 2023. Chairman Poliakoff called for a vote. The vote was 4-0. The resolution was adopted.

ADJOURN TO MARCH 14, 2023 CONTINUATION OF THE PUBLIC HEARING- YEDEI CHESSED- 21 FESSLER DR- THE APPLICANTS ARE SEEKING REVISED SITE PLAN APPROVAL TO PERMIT THE CONSTRUCTION, MAINTENANCE, AND USE OF A NEW BUILDING APPROXIMATELY 8,100 SF FOOTPRINT FOR ADDITIONAL RESPITE SERVICES. EXISTING RESIDENCE AND DRIVEWAY TO BE REMOVED AND THE TWO LOTS WILL BE MERGED INTO ONE. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF FESSLER DR. 0 FEET FROM THE INTERSECTION OF RT 306. THE PROPERTY IS DESIGNATED ON THE TOWN OF RAMAPO TAX MAP AS SECTION 49.8 BLOCK 1 LOT 64 + 65 IN A 1R-40 ZONING DISTRICT.

At the request of the applicant this item is being adjourned to March 14th, 2023.

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

Resolution 2023-4

Resolved, that the Planning Board of the Village of New Hempstead hereby adjourn the public hearing for Yedei Chesed- 21 Fessler Drive for site plan approval to March 14th, 2023. Chairman Poliakoff called for a vote. The vote was 4-0. The resolution was adopted.

PUBLIC HEARING FOR DOVID NITZLICH, 20, 32, & 34 MCNAMARA RD. THE APPLICANTS ARE SEEKING PRELIMINARY AND FINAL SUBDIVISION APPROVAL FOR COMBINING THREE LOTS INTO TWO. THE SUBJECT PROPERTIES ARE LOCATED ON THE NORTH SIDE OF MCNAMARA RD 300 +/- FEET FROM UNION RD. THE PROPERTY IS DESIGNATED ON THE TOWN OF RAMAPO TAX MAP AS SECTION 42.13 BLOCK 1 LOT 66, 67, 67.1 IN A 1R-40 ZONING DISTRICT.

Miss Bettello stated it ran in the Rockland Journal News on February 2nd, 2023 affidavits of notice and postings were timely.

Anthony Celentano, Engineer for the applicant.

He explained what is currently owned by whom and what the present configuration of the lots is. He then elaborated on what changes they are requesting to make in order to combine the three lots in to two. This would allow for the owner of 66 to expand the lot almost doubling the size which will make 67 landlocked. So the applicant is here to get this approval and any other steps necessary to get this done.

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The board asked if there is going to be any additional building on the two lots?

The applicants engineer explained that it is for 32 to get more space than what he originally had. He's kind of confined and in doing so we created a landlocked piece and now we need to combine it with the present owner of 20.

Attorney Minsky went through the comments that came in from the GML

Comments referenced into the record:

Rockland County Health 2-10-2023

Rockland County Sewer 2-9-2023

Town of Ramapo DPW 2-3-2023

Hillcrest Fire 1-23-2023

Rockland County Planning 1-30-2023

Rockland County Highway 1-20-2023

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

Resolution 2023-5

Resolved, that the Planning Board of the Village of New Hempstead hereby opens the Public Hearing for Dovid Nitzlich, 20, 32, & 34 McNamara Rd.. the applicants are seeking preliminary and final subdivision approval for combining three lots into two. Chairman Poliakoff called for a vote. The vote was 4-0. The resolution was adopted.

Aron Saperstein 4 Pennington Way

Had questions on the configuration and the combined acreage of the reconfigured larger lot. He also expressed concerns about when small lots are combined to form larger lots.

The applicants engineer responded briefly explaining that the new configuration will be combining three lots into two. The total acreage will be 91,970. He also stated that if the resident's theory were to be correct the owner could just go to Ramapo Assessors office to do a lot line disclaimer to automatically merge the lots.

The applicant explained the overall purpose is that the owner has decided he wants a bigger lot.

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

Resolution 2023-6

Resolved, that the Planning Board of the Village of New Hempstead hereby declare lead agency for Dovid Nitzlich, 20, 32, & 34 McNamara Rd.. the applicants are seeking preliminary and final subdivision approval for combining three lots into two. Chairman Poliakoff called for a vote. The vote was 4-0. The resolution was adopted.

Ryfka Schoor, 692 New Hempstead Rd.

Had questions regarding what variances will be needed, where the current lot is located and the acreage.

The applicants engineer explained the current zoning, location of the lots and that it is just under an acre.

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

Resolution 2023-7

Resolved, that the Planning Board of the Village of New Hempstead hereby refer the application of Dovid Nitzlich, 20, 32, & 34 McNamara Rd.. the applicants are seeking preliminary and final subdivision approval for combining three lots into two to the Zoning board of Appeals for the required variance. 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 2023-8

Resolved, that the Planning Board of the Village of New Hempstead hereby adjourn the public hearing for Dovid Nitzlich, 20, 32, & 34 McNamara Rd.. the applicants are seeking preliminary and final subdivision approval for combining three lots into two to March 14, 2023. Chairman Poliakoff called for a vote. The vote was 4-0. The resolution was adopted.

Motion to Adjourn

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

Resolution 2023-9

Resolved, that the Planning Board Meeting of February 14, 2023 is hereby adjourned. Chairman Poliakoff called for a vote. The vote was 4-0. The resolution was adopted.

Respectfully Submitted

Amanda Bettello,
Deputy Village Clerk-Treasurer