

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

BOARD OF TRUSTEES

REGULAR MEETING
March 26, 2024
7:00 P.M.

PRESENT

ABSENT

ABE SICKER, MAYOR
SHALOM MINTZ, DEPUTY MAYOR
MOSHE SCHULGASSER, TRUSTEE
SHIMON LEVI, TRUSTEE
MARC SCHIFFMAN, TRUSTEE

ALSO PRESENT

ALLISON WEINRAUB, VILLAGE CLERK TREASURER
ALAK SHAW, FREERICK NUGGENT MACCARTNEY

Pledge Allegiance

Mayor Sicker appoints Marc Schiffman to the unexpired term of Jen Eisenstein as Trustee to expire 4/2026

Roll Call

Open Floor

Moshe Farkus, 7 Wisher Ln
Would like to compliment the village staff. A tree was down and he emailed it in to concerns@newhempstead.org and it was handled quickly.

APPROVAL OF MINUTES: February 20, 2024

Trustee Schulgasser offered the following motion, which was seconded by Trustee Levi:

Resolution # BOT 2024-15

Resolved, that the minutes of the regular meeting of February 20, 2024 are hereby approved and the reading of said minutes is waived. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

APPROVAL OF AUDITED VOUCHERS 2024- 3

Trustee Schulgasser offered the following motion, which was seconded by Trustee Levi:

Resolution # BOT 2024-16

Resolved, that abstract of Audited Vouchers 2024-3, #21093-21166 in the amount of \$ 103,913.76 are hereby approved. Deputy Mayor Mintz called for a vote for a vote. The vote was 3-0. The resolution was adopted.

DISCUSSION: 103 BRICK CHURCH RD. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF BRICK CHURCH RD, 500 +/- FEET FROM UNION RD. IN THE VILLAGE OF NEW HEMPSTEAD: DESIGNATED ON THE TOWN OF RAMAPO TAX MAPS AS SECTION 50.05, BLOCK1 LOT 11.1. CONCEPT PLAN

The board has received a petition for a zone change at 103 Brick Church Rd. and declare intent to be lead agency and refer to Planning Board for comments. The planning board has 45 days to respond.

. Trustee Schulgasser offered the following motion, which was seconded by Trustee Levi:

Resolution # BOT 2024-17

A meeting of the Village Board of Trustees of the Village of New Hempstead was convened on March 26, 2023, at 7:00 p.m.

The following Resolution was duly offered and seconded to wit:

RESOLUTION TO ACCEPT THE FIRST AMENDED PETITION FROM 103 BRICK CHURCH, LLC SEEKING TO ALLOW SINGLE-FAMILY DWELLINGS ON LOTS WITH A MINIMUM LOT AREA OF 10,000 SQUARE FEET AND TO APPLY THE NEW ZONING DISTRICT, 1R-10, TO THE NEW YORK COUNTRY CLUB PROPERTY, AND TO, PURSUANT TO VILLAGE CODE §290-133, REFER THE PETITION TO THE VILLAGE PLANNING BOARD, VILLAGE ATTORNEY, VILLAGE ENGINEER, VILLAGE BUILDING INSPECTOR AND CODE INSPECTOR, FOR REVIEW AND REPORT TO BE PROVIDED WITHIN FORTY-FIVE DAYS

WHEREAS, the Village Board of Trustees of the Village of New Hempstead (“Village Board”) is responsible for the preparation and adoption and maintenance of, as well as any subsequent revisions to the Village of New Hempstead’s Zoning Code; and

WHEREAS, the Village Board is in receipt of a First Amended Petition from 103 Brick Church LLC (“Applicant”) seeking to amend the Village’s Zoning Code to allow single-family dwellings on lots having a minimum lot area of 10,000 square feet and to map the new zoning district, 1R-10, to the New York Country Club property at 103 Brick Church Road; and

WHEREAS, pursuant to the Village Code, at Chapter 290-133, any amendments to the Zoning Code, prior to consideration by the Village Board shall be referred for review and report to the Planning Board, the Village Attorney, the Village Engineer, the Building Inspector, the Code Inspector, and any other board, agency or official of the Village which the Board of Trustees deems appropriate; and

WHEREAS, the Village Board at all times intends to only consider petitions to amend the Zoning Code when appropriate or in the best interests of the Village and upon input from all of the aforementioned interested parties; and

WHEREAS, the Village Board intends to serve as Lead Agency for the SEQRA review of the First Amended Petition, which proposes a Type I Action.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of New Hempstead as follows:

Section 1. All “**WHEREAS**” paragraphs are incorporated herein by reference.

Section 2. The Village Board hereby accepts the First Amended Petition from 103 Brick Church, LLC seeking to allow single-family dwellings on lots with a minimum lot area of 10,000 square feet and to apply the new zoning district, 1R-10, to the New York Country Club Property.

Section 3. The Village Board hereby, pursuant to Village Code §290-133, refers the First Amended Petition, together with all supporting materials, to the Village Planning Board, Village Attorney, Village Engineer, Village Building Inspector and Code Inspector, for review and report to be provided within 45 days of the referral, and to the Village Planner.

Section 4. The Village Board hereby declares the proposed action as a SEQRA Type I action, designates its intent to serve as Lead Agency for the SEQRA review of this First Amended Petition, and hereby directs the Village Clerk to circulate a Notice of Intent to serve as Lead Agency together with a copy of the First Amended Petition and all supporting materials to all involved and interest agencies.

Section 5. The Village Board hereby further directs the Village Clerk to circulate the First Amended Petition together with all supporting materials to all appropriate agencies, including the Rockland County Planning Department, pursuant to the New York State General Municipal Law.

Section 6. The Village Mayor and/or his authorized designee be and hereby is authorized to take any and all actions necessary and convenient to give full effect to this Resolution.

Section 7. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

	Yea	Nay	Abstain	Absent	Mtn	Second
Abe Sicker, Mayor	[x]	[]	[]	[]	[]	[]
Shalom Mintz, Deputy Mayor	[x]	[]	[]	[]	[]	[]
Moshe Schulgasser, Trustee	[x]	[]	[]	[]	[]	[]
Myron S. Levi, Trustee	[x]	[]	[]	[]	[]	[]
Marc Schiffman, Trustee	[x]	[]	[]	[]	[]	[]

The Resolution was thereupon duly adopted.

DISCUSSION: UNION TOWNHOMES- TO CONSIDER THE SPECIAL PERMIT TOWNHOMES, 618 UNION RD. ALSO DESIGNATED AS 103 BRICK CHURCH RD., NEW HEMPSTEAD NY 10977.THE APPLICANT IS REQUESTING SPECIAL USE PERMIT PER SECTION 290-57 FROM THE VILLAGE OF NEW HEMPSTEAD ZONING CODE; TO DEVELOP THE PROPERTY AS AN ACTIVE ADULT RESIDENTIAL COMMUNITY THE SUBJECT PROPERTY IS LOCATED ON EAST SIDE OF UNION RD. 30 FT. +/- FROM THE INTERSECTION OF GLORIA DR. DESIGNATED ON THE TOWN OF RAMAPO TAX MAP AS SECTION 50.5 BLOCK 1 LOT 11.2 IN A 1R-40 ZONING DISTRICT.

The Mayor explained that the planning board is typically the Lead Agency on these projects and Refers this application to them for Lead agency at the next Planning board on April 9th.

Trustee Schulgasser offered the following motion, which was seconded by Trustee Levi:

Resolution # BOT 2024-18

Resolved, that the village Board of the Village of New Hempstead hereby refer the application of Union Rd. Townhomes to the Planning Board for Lead Agency. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

DISCUSSION: DRAINAGE BY SCOTTFORD PATH

There is a drainage issue by the walking path by Scotford and Ellington Way. The cost for the repairs comes to a little over \$4500.00. The Mayor informed the board that the path is parkland/Rec Funds and the village has funds for those designated areas.

Trustee Schulgasser offered the following motion, which was seconded by Trustee Levi:

Resolution # BOT 2024-19

Resolved, that the village Board of the Village of New Hempstead hereby authorize the village clerk treasurer to transfer funds in the amount of \$4551.75 from the parklands funds to the general funds to cover the cost of drainage work being done by the walking path by Ellington Way and Scotford Pl. Mayor Sicker called fro a vote. The vote was 4-0. The resolution was adopted.

Moshe Farkus, 7 Wishers Ln

Noticed and will try and send photos of the tree that is dangerous and trash in the parkland.

VILLAGE REORGANIZATIONAL MEETING & ANNUAL CONTRACT RENEWALS

MAYOR APPOINTS AMANDA BETTELLO AS DEPUTY VILLAGE CLERK- TREASURER FOR A 1 YEAR TERM TO EXPIRE 3/31/2025

MAYOR APPOINTS ALICE LYMAN AS PART TIME CLERK FOR THE VILLAGE OF NEW HEMPSTEAD FOR A 1 YEAR TERM TO EXPIRE 3/31/2025

MAYOR APPOINTS DAN DODDS FROM FUSCO ENGINEERING AS BUILDING INSPECTOR FOR A 1 YEAR TERM TO EXPIRE 3/31/2025

MAYOR APPOINTS EVAN HUMPHREY AS FIRE INSPECTOR FOR A 1 YEAR TERM TO EXPIRE 3/31/2025

MAYOR APPOINTS LINDSEY MASCIA AS PART TIME JUSTICE CLERK FOR THE VILLAGE OF NEW HEMPSTEAD TERM TO EXPIRE 3/31/2025

MAYOR APPOINTS BRUCE MINSKY AS ATTORNEY FOR THE VILLAGE OF NEW HEMPSTEAD FOR A 1 YEAR TERM TO EXPIRE 3/31/2025

MAYOR APPOINTS BRUCE MINSKY VILLAGE PROSECUTOR FOR A 1 YEAR TERM TO EXPIRE 3/31/2025

MAYOR APPOINTS REUVEN EPSTEIN AS ACTING ASSOCIATE JUSTICE FOR A 1 YEAR TERM TO EXPIRE 3/31/2025

MAYOR APPOINTS MARK SHIFFMAN FOR THE REMAINDER OF THE 4 YEAR TERM TO EXPIRE 3/31/2026.

MAYOR APPOINTS MARK GILDEN MEMBER OF THE PLANNING BOARD FOR A TERM OF 5 YEARS TO EXPIRE 3/31/29

MAYOR APPOINTS MOSHE ZAMIR AS MEMBER OF THE ZONING BOARD OF APPEALS FOR A TERM OF 5 YEARS TO EXPIRE 3/31/29

MAYOR APPOINTS SHALOM MINTZ DEPUTY MAYOR FOR A 1 YEAR TERM TO EXPIRE 3/31/2025

MAYOR APPOINTS MEL POLLIAKOFF CHAIRMAN OF THE PLANNING BOARD FOR A 1 YEAR TERM TO EXPIRE 3/31/2025

MAYOR APPOINTS AKIVA KRAUS AS DEPUTY CHAIRMAN OF THE PLANNING BOARD FOR A 1 YEAR TERM TO EXPIRE 3/31/2025

MAYOR APPOINTS SOLOMON FUERST CHAIRMAN OF THE ZONING BOARD OF APPEALS FOR A 1 YEAR TERM TO EXPIRE 3/31/2025

MAYOR APPOINTS ARI TAUB DEPUTY CHAIRMAN OF THE ZONING BOARD OF APPEALS FOR A 1 YEAR TERM TO EXPIRE 3/31/2025

MAYOR APPOINTS CHAIM BERGER AS AD-HOC MEMBER OF THE ZONING BOARD OF APPEALS FOR A 1 YEAR TERM TO EXPIRE 3/31/2025

MAYOR APPOINTS SANTIAGO SOTO JR. AS AD-HOC TO THE PLANNING BOARD FOR A 1 YEAR TERM TO EXPIRE 3/31/2025.

MAYOR APPOINTS MOSHE FARKUS. AS AD-HOC TO THE PLANNING BOARD FOR A 1 YEAR TERM TO EXPIRE 3/31/2025.

RESOLUTION APPROVING CONTRACT WITH PAYSERV FOR PAYROLL SERVICES FOR A 1 YEAR TERM TO EXPIRE 3/31/2025

Trustee Schulgasser offered the following motion, which was seconded by Trustee Levi:

Resolution # BOT 2024-20

Resolved, that the village Board of the Village of New Hempstead hereby approve the annual contract with Payserv for Payroll services for a 1 year term. Mayor Sicker called for a vote. The vote was 4-0 the resolution was adopted.

RESOLUTION APPROVING CONTRACT WITH BRUCE MINSKY AS VILLAGE ATTORNEY FOR A 1 YEAR TERM TO EXPIRE 3/31/2025

Trustee Schulgasser offered the following motion, which was seconded by Trustee Levi:

Resolution # BOT 2024-21

Resolved, that the village Board of the Village of New Hempstead hereby approve the annual contract with Bruce Minsky for Village Attorney services for a 1 year term. Mayor Sicker called for a vote. The vote was 4-0 the resolution was adopted.

RESOLUTION APPROVING CONTRACT WITH FUSCO ENGINEERING FOR BUILDING DEPARTMENT SERVICES FOR A 1 YEAR TERM TO EXPIRE 3/31/2025

Trustee Schulgasser offered the following motion, which was seconded by Trustee Levi:

Resolution # BOT 2024-22

Resolved, that the village Board of the Village of New Hempstead hereby approve the annual contract with Fusco Engineering for Building Department services for a 1 year term. Mayor Sicker called for a vote. The vote was 4-0 the resolution was adopted.

RESOLUTION APPROVING CONTRACT WITH CIVIL DESIGN WORKS, LLC AS VILLAGE ENGINEERS FOR A 1 YEAR TERM TO EXPIRE 3/31/2025

Deputy Mayor Mintz offered the following motion, which was seconded by Trustee Levi:

Resolution # BOT 2024-23

Resolved, that the village Board of the Village of New Hempstead hereby approve the annual contract with Civil Design Works for Engineering services for a 1 year term. Mayor Sicker called for a vote. The vote was 4-0 the resolution was adopted.

RESOLUTION APPROVING CONTRACT OF VILLAGE FINANCIAL CONSULTANT ERIC LAFAZON FOR A 1 YEAR TERM TO EXPIRE 3/31/2025

Trustee Schulgasser offered the following motion, which was seconded by Trustee Levi:

Resolution # BOT 2024-24

Resolved, that the village Board of the Village of New Hempstead hereby approve the annual contract with Eric Lafazon for Financial Consulting services for a 1 year term. Mayor Sicker called for a vote. The vote was 4-0 the resolution was adopted.

RESOLUTION APPROVING CONTRACT WITH JOEL GROSSBARTH AS PLANNING ZONING & GRANT CONSULTING SERVICE FOR A 1 YEAR TERM TO EXPIRE 3/31/2025

Trustee Schulgasser offered the following motion, which was seconded by Trustee Levi:

Resolution # BOT 2024-25

Resolved, that the village Board of the Village of New Hempstead hereby approve the annual contract with Joel Grossbarth for Planning Zoning and Grant Consulting services for a 1 year term. Mayor Sicker called for a vote. The vote was 4-0 the resolution was adopted.

RESOLUTION APPROVING CONTRACT WITH ZEBRA CLEANING FOR CLEANING SERVICE FOR A 1 YEAR TERM TO EXPIRE 3/31/2025

Trustee Schulgasser offered the following motion, which was seconded by Trustee Levi:

Resolution # BOT 2024-26

Resolved, that the village Board of the Village of New Hempstead hereby approve the annual contract with Zebra Cleaning for cleaning services for a 1 year term. Mayor Sicker called for a vote. The vote was 4-0 the resolution was adopted.

RESOLUTION AUTHORIZIING JP MORGAN/CHASE BANK, M & T BANK, KEY BANK, TD BANKNORTH AND WEBSTER BANK AS THE OFFICIAL DEPOSITORIES OF THE VILLAGE OF NEW HEMPSTEAD WITH A MAXIMUM BALANCE NOT TO EXCEED \$ 1,500,000 PER INSTITUTION.

Trustee Schulgasser offered the following motion, which was seconded by Trustee Levi:

Resolution # BOT 2024-27

Resolved, that the village Board of the Village of New Hempstead hereby authorize AUTHORIZIING JP MORGAN/CHASE BANK, M & T BANK, KEY BANK, TD BANKNORTH AND WEBSTER BANK AS THE OFFICIAL DEPOSITORIES OF THE VILLAGE OF NEW HEMPSTEAD WITH A MAXIMUM BALANCE NOT TO EXCEED \$

1,500,000 PER INSTITUTION, for a 1 year term. Mayor Sicker called for a vote. The vote was 4-0 the resolution was adopted.

RESOLUTION DESIGNATING THE ROCKLAND JOURNAL NEWS AS THE OFFICIAL NEWS PAPERS FOR PUBLICATION OF NOTICES FOR THE VILLAGE OF NEW HEMPSTEAD

The Mayor requested the village clerk look into who is cheaper Rockland Daily or Lohud and use whomever is more affordable that is who they would like to use.

Trustee Schulgasser offered the following motion, which was seconded by Trustee Levi:

Resolution # BOT 2024-28

Resolved, that the village Board of the Village of New Hempstead hereby designate either the Rockland Daily or Rockland Journal News as the official newspaper for publications of notices for the village of New Hempstead subject to cost. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

Adjourn to April 16, 2024 CONTINUATION OF THE PUBLIC HEARING FOR BAIS MALKA - BAIS MALKA HASC, LLC, 48 GRANDVIEW AVE, MONSEY NY 10952. THE APPLICANTS ARE SEEKING SPECIAL PERMIT APPROVAL PER THE REQUIREMENTS OF SECTION 6.9.4.1 LOCAL LAW 1 OF 2017 AMENDING LOCAL LAW NO. 11 OF 1984 TO PERMIT THE CONSTRUCTION, MAINTENANCE, AND USE OF A PERMANENT PREFABRICATED CLASSROOM BUILDING. 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.

Trustee Schulgasser offered the following motion, which was seconded by Trustee Levi:

Resolution # BOT 2024-29

Resolved, that the village Board of the Village of New Hempstead hereby adjourn the Public Hearing for Bais Malka for Special Use Permit to April 16, 2024. Mayor Sicker called for a vote. The vote was 4-0. The resolution was adopted.

MAYORS REPORT- Would like the clerk to go over where we are at with the sidewalks with Trustee Schulgasser after the meeting.

DEPUTY MAYORS REPORT:

TRUSTEES REPORT:

MOTION TO ADJOURN

Trustee Schulgasser offered the following motion, which was seconded by Trustee Levi:

Resolution # BOT 2024-30

Resolved, that the meeting on March 26, 2024 of the Board of Trustees is hereby adjourned. Mayor Sicker called for a vote. The vote was 3-0. The resolution was adopted.

Respectfully submitted,
Allison Weinraub,
Village Clerk-Treasurer