

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

Tuesday, July 9<sup>th</sup>, 2024,  
7:30PM  
Village Hall

PRESENT

MEL POLIAKOFF, CHAIRMAN  
BARBARA GREENWALD  
MOISHIE FARKAS  
MARK GILDEN  
AKIVA KRAUS

ABSENT

DAVID WEISS

ALSO PRESENT

BRUCE MINSKY, VILLAGE ATTORNEY  
GLENN MCCREEDY, VILLAGE ENGINEER  
AMANDA BETTELLO, DEPUTY VILLAGE CLERK-TREASURER

**Open meeting**

**Roll Call**

**APPROVAL OF PLANNING BOARD MINUTES MAY 7, 2024 AND JUNE 4, 2024**

Akiva Kraus made the following motion, which was seconded by Mark Gilden

Resolution 2024-24

Resolved, that the minutes of the regular meeting of the Planning Board, held on May 7, 2024 are hereby approved as submitted and that the reading of said minutes be waived. Chairman Poliakoff called for a vote. The vote was 5-0. The resolution was adopted.

Akiva Kraus made the following motion, which was seconded by Barbara Greenwald

Resolution 2024-25

Resolved, that the minutes of the regular meeting of the Planning Board, held on June 4, 2024 are hereby approved as submitted and that the reading of said minutes be waived. Chairman Poliakoff called for a vote. The vote was 5-0. The resolution was adopted.

**PUBLIC HEARING: SITE PLAN APPLICATION OF UNION RD. TOWNHOMES, 618 UNION RD. NEW HEMPSTEAD NY 10977. THE APPLICANT IS REQUESTING SITE PLAN APPROVAL 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.**

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Paul Baum, Attorney for the applicant

Explained they were before the Planning Board back in April and are here to advance the project. Before this board can do anything with regard to site plan or this we have to get a special permit from the Village Board. So we're really before you to complete the SEQR process and to get a negative declaration. At this point, we're still working on the traffic impact study, which hopefully will be submitted to the board within the next month or so.

So just for the benefit of the public. This project is active adult residential consisting of 55 units. The units are about 3200 square feet each. Each one is allotted two parking spaces. There will be additional 39 Guest spaces around the clubhouse.

John Atzl, Project Engineer

Traffic impact study will be ready within the next couple of weeks. So we should have that the next time we appear before the board which I think is going to be September.

This is a 55-unit adult active community. There'll be two access points coming off Union Road. The one on the south side of the site will be for the residents it will be in and out. The one on the north side of the site will be for emergency access only and will be gated off and only open for emergency vehicles. We do have some additional guest parking on the north side of the site, and a few spaces in the middle of the site. The guest parking and additional parking is located around the pool and the clubhouse.

The community building is 2600 square feet and there is going to be a pool with a pool patio. The drainage basin will be located over on the east side of the site against the golf course and sewer will be actually routed out to the sewer main down on Gloria Drive.

We don't need any variances for this project. As Mr. Baum said the board has seen it a couple times before. We have received comments and really don't have any issue with any of the comments from the Village Engineer. We need to discuss a couple comments from the Village Planner I believe and we have received comments from the Village Fire Inspector and we have no issues with his comments and actually I'm going to have a conversation with him about hydrant location. We are providing three fire hydrants one of them at the north end one down near the community building and then an additional one.

The units will be on public water, public sewer, and will be of course subject to a homeowner's association. We've submitted a complete set of plans, site plan, existing condition grading plan, drainage impacts, drainage mitigation plan, landscaping plans and detailed plans for the drainage and the sewer.

Mel Poliakoff, Chairman

Commented that he would like to see some of it reduced as he feels it is too crowded.

Ms. Bettello stated it ran in the Rockland Journal News on June 25, 2024. Affidavits of Notice and Postings were timely.

Comments referenced into the record:

*Rockland County Drainage Agency 2.29.24*

*Village Planner 2.29.24*

*Town of Ramapo Department of Public Works 3.13.24*

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*Neighbor comments 4.4.24*

*Rockland County Sewer 4.8.24*

*Rockland County Highway Department 6.12.24*

*Rockland County Sewer 6.12.24*

*Village Planner 6.13.24*

*Village Engineer 6.21.24*

*Hillcrest Fire Department 6.28.24*

Moishie Farkas made the following motion, which was seconded by Mark Gilden.

Resolution 2024-26

Resolved, that the village Planning Board hereby open the public hearing for Union Rd. Townhomes, 618 Union Rd., for site plan approval. Chairman Poliakoff called for a vote. The vote was 5-0. The resolution was adopted

Shelly Karben, 15 Josell Ct.

Read in her letter for the record that listed several concerns. Feels the board should reject the application as proposed and ask for changes before considering it further.

Chasida Sherman, 22 Fessler

Agreed with the concerns that Mrs. Karben had voiced as well as with noise, air pollution and traffic. Questioned the forbearance agreements from 2007 and 2009.

Hyla Leidner, 26 Brockton

Questioned near what existing home the entrance would be located as well as concerns for the high voltage wire locations.

Karen Momoh, 1 Fisher Ct.

Worried about the impact this will make on the environment as well as the roads, water system and sewer system.

Sakina Boos, 12 Gloria Dr.

Concerned with how narrow the roads are and bringing more traffic to the area.

Shimon Greenwald, 8 Gloria Dr.

Feels the entrance should be moved.

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Merritte Mellion, 566 Union Rd.

Worried about the overall effect this will have on the community especially traffic from Union heading towards Viola.

Mrs. Walter, 591 Union Rd.

Concerned with the safety of Union Road due to the lack of sidewalks and street lights and worries what the increase of traffic will do.

Rayla Salomon, 4 Fisher Ct.

Feels the houses should be pushed back and the road should be widened as well as putting in sidewalks and street lights.

Asher Jacobs, 12 Brockton Rd.

Voiced concerns with the traffic, sidewalks and feels it does not fit the neighborhood. Feels there should be space for a 2 car garage and 2 car driveway spaces totaling 4 spots.

Mel Poliakoff. Chairman

Stated a traffic study will be conducted.

Newton Paul, 9 Gloria Dr.

Worries that this will set a precedent and there needs to be balance. Concerned with how it will affect the wildlife, traffic and sewers.

Glenn McCreedy, Village Engineer

Explained to the public that this is the opening of the public hearing to allow everyone to be heard and that no decisions are being made as of yet.

Joshua Rothstein, 660 Union Rd.

Requested a natural barrier be added such as tall trees to block the noise pollution. Concerned with traffic and the amount of accidents that are already taking place in the area.

Rebecca Levy, 29 Fessler Dr.

Concerned with the influx of traffic this will bring to not only the surrounding streets but the Village overall and surrounding areas. Wants a traffic study done during school bussing hours.

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Jonas Goldschmidt, 3 Naomi Ln.

Feels the area is being over developed and that the current infrastructure needs to be upgraded for safety reasons before the approval of any further development takes place.

Deborah Munitz, Montebello (ROSA for Rockland)

Concerned with the protection of the applicants as well as the Village and its residents. Requesting that a scoping session be held.

Paul Baum, Attorney for the applicant recording

Explained SEQR and the full process that takes place and what is required.

John Atzl, Engineer for the applicant

Reviewed the requirements of the development and explained they have to have two accesses for emergency purposes. Also explained there is a traffic study that is required for this process.

Resident (unable to determine name or address)

Concerned with the capacity.

Mel Poliakoff, Chairman

Agreed with the public's concerns regarding traffic.

Bruce Minsky, Village Attorney

Reviewed what the forbearance agreement is and what was carved out to allow for building.

Moishe Farkas left the meeting at 8:39pm

Asher Jacobs, 12 Brockton Rd.

Questioned the net lot area and sewer.

Glenn McCreedy, Village Engineer

Explained the acreage and net lot area.

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Chasida Sherman, 22 Fessler Dr.

Asked how you get net lot area.

Jonas Goldschmidt, 3 Naomi Ln.

Concerned with the drainage.

John Atzl, Engineer for the applicant

Stated the sanitary sewer will be extended out into the existing sewer line on Gloria Drive and will be transferred down to the pump station on Gloria Drive. Also mentioned the sanitary sewer analysis that they have developed that will be provided to the Village and the Town of Ramapo DPW for review. If any upgrades need to be made they will have to make them. Explained that the net lot area is the overall area of the parcel and if there's sloped areas they only get credit for half of that and if there are wetlands they have to deduct half of that.

Mark Gilden made the following motion, which was seconded by Akiva Kraus.

Resolution 2024-27

Resolved, that the village Planning Board hereby adjourn the Public Hearing for Union Rd. Townhomes, 618 Union Rd., for site plan approval. Chairman Poliakoff called for a vote. The vote was 4-0 the resolution was adopted.

**Motion to Adjourn**

Barbara Greenwald made the following motion, which was seconded by Akiva Kraus

Resolution 2024-28

Resolved, that the Planning Board Meeting of July 9, 2024 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