

March 12, 2024

Page 1 of 3

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

Tuesday, March 12<sup>th</sup>, 2024  
7:30PM  
Village Hall

PRESENT

MEL POLIAKOFF, CHAIRMAN  
MARK GILDEN  
DAVID WEISS

ABSENT

AKIVA KRAUS  
BARBARA GREENWALD  
SANTIAGO SOTO JR. (AD HOC)

ALSO PRESENT

BRUCE MINSKY, VILLAGE ATTORNEY (arrived at 7:40pm)  
JOHN LANGE, VILLAGE PLANNER  
AMANDA BETTELLO, DEPUTY VILLAGE CLERK TREASURER

**Open meeting**

**Roll Call**

**APPROVAL OF PLANNING BOARD MINUTES DECEMBER 12, 2023**

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

**DISCUSSION: JIEM EDUCATION INITIATIVE FOUNDATION, 667 NEW HEMPSTEAD RD. – SEEKING REVISED SITE PLAN APPROVAL TO PERMIT THE CONSTRUCTION MAINTENANCE AND USE OF AN INDOOR PLAY AREA ADDITION. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF NEW HEMPSTEAD RD. 700 FT. +/- FROM THE INTERSECTION OF BRIDLE RD. THE PROPERTY IS DESIGNATED ON THE TOWN OF RAMAPO TAX MAP AS SECTION 42.13 BLOCK 2 LOT 40 IN A 1R-40 ZONING DISTRICT.**

Avi Weinberg, Engineer for the applicant

Looking to add on to the rear of the existing building. There is currently an outdoor play area where they are looking to now extend the structure and make it into an indoor play area for the students to be able to utilize during the winter. They are not looking to expand the student body or the nature of the school as they are already capped at the number of students they were originally approved for. They are simply looking to reconfigure the space, creating a more efficient and more conducive environment for learning for the preschool students. There will be no impact to traffic as the number of teachers and students will remain the same.

The applicant is requesting an area variance as this does encroach on some setbacks. As far as environmental factors, this will not increase any noise or anything as the children would now be playing indoors which would actually decrease the noise outside. Also in regards to stormwater a conversation will be had with the Village Engineer but the original stormwater system was over designed and should be able to handle this extra capacity.

John Lange, Village Planner

March 12, 2024

Page 2 of 3

The Village Planner commented on the verbiage used in the narrative provided by the applicant. He stated that there will in fact be changes made to the land use. He would like to see comments from the neighboring property owned by Veolia Water in reference to the interference this may or may not cause. He also stated that this would be considered an expansion of the existing variance and that this is in fact self-created.

Jordan Most, Executive Director for Yeshiva Greater Monsey

Explained the layout of the school and the changes they are looking to make to accommodate their current students and staff members.

Bruce Minsky, Village Attorney arrived to the meeting at 7:40pm

Mel Poliakoff, Chairman for The Village Planning Board

Stated if they are going to make these changes they need to present them before they can be referred to the ZBA.

John Lange, Village Planner

Reviewed his comments with the applicant who said they will make sure to address them.

Mel Poliakoff, Chairman for The Village Planning Board

Stated they will need to provide a complete plan of what is being done before they can be referred to ZBA.

**DISCUSSION: BAIS MALKA HASC, LLC, 48 GRANDVIEW AVE, MONSEY NY 10952, SEEKING REVISED SITE PLAN APPROVAL TO PERMIT THE CONSTRUCTION, MAINTENANCE, AND USE OF AN ADDITION FOR ADDITIONAL CLASSROOM SPACE. 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.**

Joe Churgin, Attorney for the Applicant

Seeking to add two classrooms roughly 1000 square feet that would be built on an area that is currently blacktop so it would not be affecting the impervious surface.

Mel Poliakoff, Chairman for The Village Planning Board

Questioned the status of previous projects that came in front of the board. The applicant responded that they were being put on hold.

John Lange, Village Planner

Stated they will need to submit what the revision is with a bulk table.

**DISCUSSION: UNION RD. TOWNHOMES, 618 UNION RD. ALSO DESIGNATED AS 103 BRICK CHURCH 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.**

March 12, 2024

Page 3 of 3

Paul Baum, Attorney for the Applicant

Presented the project for an active adult residential community with 55 units.

John Atzl, Engineer for the applicant

Stated this is a lot that was subdivided off in New York Country Club back in 2009. Showed the proposed layout and the access to roadways as well as the different amenities on the property. Stated they meet all of the bulk requirements and believe the narrative outlining special permit requirements that was submitted meets all of the requirements as well. Also discussed that there will be sidewalks put in and the property will be maintained by a landscaping company who may also handle the snow removal. The association will be responsible for maintaining the roads there as well as they will be private roads.

Mel Poliakoff, Chairman for The Village Planning Board

Questioned whether a traffic study was done and expressed concerns with this. The applicant replied that they have not as they are not at that point in the project as of yet. He also expressed concern with the sizing of the driveways.

John Lange, Village Planner

Discussed with the Village Attorney the number of units on the plan. The Village Attorney stated that they were given six per acre here in forbearance of the rest of the property. According to the forbearance agreement 150 acres or so this was the only part that was able to be developed and the unit amount per acre was agreed upon.

Also discussed was that the property will be serviced by Veolia who will run a main in and will have an easement over the main to service the main and hydrants.

John Atzl, Engineer for the applicant

Stated they will start developing the plans, begin working on the traffic study and revise the EAF as well as start the drainage mitigation and all the other items that are required for site plan.

### **Motion to Adjourn**

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

#### Resolution 2024-1

Resolved, that the Planning Board Meeting of March 12, 2024 is hereby adjourned. Chairman Poliakoff called for a vote. The vote was 3-0. The resolution was adopted.

Respectfully Submitted

Amanda Bettello,  
Deputy Village Clerk-Treasurer