

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

**ZONING BOARD OF APPEALS**

REGULAR MEETING  
WEDNESDAY July 10, 2024  
7:30 P.M.  
VILLAGE HALL

PRESENT

SOLOMON FUERST, CHAIR OF THE ZONING BOARD  
ARYEH TAUB  
ELLIOT ZISMAN  
CHAIM BERGER

ABSENT

MEIR ROTHMAN  
SHIMON GREENWALD  
MOSHE ZAMIR

ALSO PRESENT

BRUCE MINSKY, VILLAGE ATTORNEY  
AMANDA BETTELLO, DEPUTY VILLAGE CLERK-TREASURER

**Open Meeting**

**Roll Call**

**APPROVAL OF MINUTES- APRIL 10, 2024, MAY 8, 2024**

Elliot Zisman offered the following motion, which was seconded by Aryeh Taub

Resolution # ZBA 2024-28

Resolved, that the Zoning Board of Appeals hereby approves the minutes of the ZBA meetings held on April 10, 2024 and the reading of said minutes is waived. Chairman Fuerst called for a vote. The vote was 4-0.

Elliot Zisman offered the following motion, which was seconded by Aryeh Taub

Resolution # ZBA 2024-29

Resolved, that the Zoning Board of Appeals hereby approves the minutes of the ZBA meetings held on May 8, 2024 and the reading of said minutes is waived. Chairman Fuerst called for a vote. The vote was 4-0.

**PUBLIC HEARING FOR MOSHE AND YEHUDIS REICHMAN, 585 UNION RD., SPRING VALLEY NY 10977. TO PERMIT THE CONSTRUCTION, MAINTENANCE AND USE OF AN ADDITION TO THEIR SINGLE FAMILY DWELLING TO BE CONVERTED TO A TWO-FAMILY SIDE BY SIDE DWELLING. THE APPLICANT IS REQUESTING VARIANCE FROM SECTION 5.2 OF THE ZONING LAW OF THE VILLAGE OF NEW HEMPSTEAD (I) REQUESTING A MINIMUM STREET FRONTAGE OF 50 FT. INSTEAD OF THE REQUIRED 125 FT. (II) REQUESTING A MINIMUM LOT WIDTH OF 50 FT. INSTEAD OF THE REQUIRED 125 FT. (III) REQUESTING A MAXIMUM BUILDING COVERAGE OF 5,290 SQ. FT. INSTEAD OF THE REQUIRED 2,750 SQ. FT. (IV) REQUESTING A MAXIMUM IMPERVIOUS SURFACE OF .32 INSTEAD OF THE REQUIRED .30. THE SUBJECT PROPERTY IS LOCATED ON THE WEST SIDE OF UNION ROAD, 325+/- FEET FROM THE INTERSECTION OF NAOMI LANE. THE PROPERTY IS DESIGNATED ON THE TOWN OF RAMAPO TAX MAP AS SECTION 50.09 BLOCK 1 LOT 10 IN A 2R-15 ZONING DISTRICT.**

Solomon Fuerst, Chair of The Zoning Board

Explained to the applicant that their hearing would have to be adjourned and public hearing notices would have to be sent out again correctly describing the project as a conversion to a two-family home.

#### **MOTION TO ADJOURN**

Elliot Zisman offered the following motion, which was seconded by Chaim Berger

#### Resolution #ZBA 2024-30

Resolved, that the meeting held by the Zoning Board of Appeals On July 10, 2024 is hereby adjourned.

Chairman Fuerst called for a vote. The vote was 4-0. The resolution was adopted.

Respectfully submitted,

Amanda Bettello, Deputy Village Clerk- Treasurer